LOT 2 HARTFORD ESTATES (DIVISION
AS: BEG NE COR OF W1/2 OF NE1/4,
660.85 FT, N 664.99 FT, W 663.12

HERNANDEZ YAMILKA BIBIANA
824 WEKIVA RIDGE DR
MOUNT DORA, FL 32757

**2026**

**23-5S-15-00462-102**

## COLUMBIA COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 5500 | TIMBERLAND 80-89 | |
| MAP NUM | | MKT AREA | 02 |
| NEIGHBORHOOD/LOC | 023515.01 1.00/ | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| TOTALS | | | | | |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 110,770 |
| TOTAL MARKET VALUE | 4,481 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 4,481 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 4,481 |
| TOTAL JUST VALUE | 110,770 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1558/776 | 1/04/2026 | WD | Q | V | 01 | 145,000 |

GRANTOR: COUNTRY DREAMS LLC

GRANTEE: HERNANDEZ YAMILKA B

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | 05/06/2026 MLU |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

### BUILDING NOTES

### BUILDING DIMENSIONS

### EXTRA FEATURES

| LN | OB/XF CODE | DESCRIPTION | BLD | CAP | L | W | UNITS | UT | Adj R | ADJ UNIT PRICE | ORIG COND | YEAR ON | YEAR ACTUAL | Q | % COND | OB/XF MKT VALUE | NOTES |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | |

### LAND DESCRIPTION

TOTAL OB/XF 0

| LN | USE CODE | CLS | LAND USE DESCRIPTION | CAP | RD | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | DT | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 5500 | A | TIMBER 2 | 0 | | A-1 | 0.00 | 0.00 | 10.07 | AC | | 1.00 | 1.00 | 1.00 | 445.00 | 445.00 | 4,481 | | | | | | | |
| 2 | 9910 | M | MKT.VAL.AG | 0 | | A-1 | 0.00 | 0.00 | 10.07 | AC | | 1.00 | 1.00 | 1.00 | 11,000.00 | 11,000.00 | 110,770 | | | | | | | |

REVIEW DATE 05/06/2026 BY MLU Total Acres: 10.07 Total Land Value: 4,481 Market: 110,770 Agricultural: 4,481 Common: 0 PRINTED 05/08/2026 BY SYS