

LOT 3 HARTFORD ESTATES (DIVISION  
AS: COMM NE COR OF W1/2 OF NE1/4  
FOR POB, S 332.93 FT, W 1317.50

FRANCISCO PAUL J/FRANCISCO JANISSE  
1068 BRENTON MANOR DR  
WINTER HAVEN, FL 33881

**2026**

23-5S-15-00462-103  


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY															
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY													
																						<b>VALUATION BY</b> Tax Group: 3 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 120,840 TOTAL MARKET VALUE 120,840 SOH/AGL Deduction 0 ASSESSED VALUE 120,840 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 120,840 TOTAL JUST VALUE 120,840 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE													
DOR CODE		0000 VACANT																		PERMIT NUM				DESCRIPTION				AMT		ISSUED					
MAP NUM																																			
NEIGHBORHOOD/LOC		023515.01 1.00/																		<b>SALES DATA</b>															
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE												OFF RECORD Number		DATE		TYPE INST		Q / V / I / V		RSN CD		SALE PRICE			
																				1559/426		1/20/2026		WD Q		V V		01		145,000					
GRANTOR:		COUNTRY DREAMS LLC																																	
GRANTEE:		FRANCISCO PAUL J																																	
TOTALS										BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE		05/19/2026		MLU		<b>BUILDING NOTES</b>									
EXTRA FEATURES																																			
L N	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	<b>BUILDING DIMENSIONS</b>																		
LAND DESCRIPTION										TOTAL OB/XF										0															
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV											
1	0000	C	VAC RES	0					10.07	AC		1.00	1.00	1.00	12,000.00	12,000.00	120,840																		
REVIEW DATE 05/19/2026 BY MLU Total Acres: 10.07 Total Land Value: 120,840 Market: 0 Agricultural: 0 Common: 120,840 PRINTED 06/23/2026 BY SYS																																			