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

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

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

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
1559/426	1/20/2026	WD	Q	V	01	145,000

GRANTOR: COUNTRY DREAMS LLC

GRANTEE: FRANCISCO PAUL J

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