COMM AT SE COR OF NW1/4 OF NE1/4
TO POB, W 603.58 FT TO E R/W LIN
59 DEG W 348.01 FT TO POINT OF C

AARON SHEVONDA ATIKA
4818 S SERMORAN BLVD, # 505
ORLANDO, FL 32822

2027

24-5S-17-09355-005

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5200	CROPLAND CLS2	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	24517.00	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	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	46,035
TOTAL MARKET VALUE	3,498
SOH/AGL Deduction	0
ASSESSED VALUE	3,498
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	3,498
TOTAL JUST VALUE	46,035
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	46,035

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1523/1649	12/13/2024	QC	U	V	11	100
GRANTOR: AARON JOHN M						
GRANTEE: AARON SHEVONDA ATIK						
1524/1652	10/13/2023	QC	U	V	11	100
GRANTOR: AARON JOHN M						
GRANTEE: ADUSEI-POKU ETHEL A						

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	5600	A	TIMBER 3	0					3.23	AC		1.00	1.00	1.00	281.00	281.00	908							
2	5200	A	CROPLAND 2	0					7.00	AC		1.00	1.00	1.00	370.00	370.00	2,590							
3	9910	M	MKT.VAL.AG	0					10.23	AC		1.00	1.00	1.00	4,500.00	4,500.00	46,035							

REVIEW DATE 05/06/2026 BY MLU Total Acres: 10.23 Total Land Value: 3,498 Market: 46,035 Agricultural: 3,498 Common: 0 PRINTED 11/17/2026 BY SYS