(AKA LOT 12 OLD WIRE FOREST
S/D UNR) NW 1/4 OF NE 1/4 OF
NW 1/4. WD 1020-1202.

NANDRAM MOHABIR/NANDRUM LATCHMIN
1948 BEARDSLEY DRIVE
APOPKA, FL 32703

2026

24-6S-16-03817-212

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	14616.00	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	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	7,000
TOTAL LAND VALUE - MARKET	110,407
TOTAL MARKET VALUE	117,407
SOH/AGL Deduction	39,432
ASSESSED VALUE	77,975
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	77,975
TOTAL JUST VALUE	117,407
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	102,352

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1041/0745	3/21/2005	WD	U	V	08	55,000
GRANTOR: CLAUDETTE R DEGANNES-						
GRANTEE: MOHABIR & LATCHMIN						
1020/1202	3/01/2004	WD	U	V	08	27,000
GRANTOR: DEAS BULLARD PROPERTI						
GRANTEE: CLAUDETTE R DEGANNE						

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
1	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	0000	C	VAC RES	0		A-1	0.00	0.00	10.04	AC		1.00	1.00	1.00	11,000.00	11,000.00	110,407							

REVIEW DATE 12/06/2018 BY DF Total Acres: 10.04 Total Land Value: 110,407 Market: 0 Agricultural: 0 Common: 110,407 PRINTED 05/13/2026 BY SYS