

LOT 10 SOUTHERN EXPOSURES UNR: C
 S1/2 OF SEC 25, RUN E 1180.90 FT
 TO C/L 60-FT RD FOR POB, RUN E A

VILSAINT HUGO/VILSAINT KETTLY
 4805 OAHU DR
 NAPLES, FL 34112

2026

25-5S-15-00479-310


| 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 | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | VALUATION BY STANDARD Tax Group: 3 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 110,110 TOTAL MARKET VALUE 110,110 SOH/AGL Deduction 37,566 ASSESSED VALUE 72,544 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 72,544 TOTAL JUST VALUE 110,110 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 95,095 | | | | | | | | | |
| DOR CODE 0000 VACANT | | | | | | | | | | | | | | | | | | | | PERMIT NUM DESCRIPTION AMT ISSUED | | | | | | | | | | | |
| MAP NUM MKT AREA 02 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| NEIGHBORHOOD/LOC 25515.030 1.00/ | | | | | | | | | | | | | | | | | | | | SALES DATA | | | | | | | | | | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE | | | | | BLD DATE | | | | | LGL DATE | | | | | OFF RECORD Number | DATE | TYPE INST | Q / I | V / I | RSN CD | SALE PRICE | | | | | |
| | | | | | | | | | | | | | | | | | | | | 1057/2386 | 8/29/2005 | WD Q | Q | V | | 80,000 | | | | | |
| TOTALS | | | | | | | | | | | | | | | | | | | | GRANTOR: GENESTAN | | | | | | | | | | | |
| EXTRA FEATURES | | | | | | | | | | | | | | | | | | | | GRANTEE: VILSAINT, DORNEVIL, | | | | | | | | | | | |
| 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 | GRANTOR: DAVID E MANGRUM & GEO | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | GRANTEE: EDRENE GENESTAN | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | BUILDING NOTES | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | BUILDING DIMENSIONS | | | | | | | | | | | |
| 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 | DPHT 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 | 10.01 | AC | | 1.00 | 1.00 | 1.00 | 11,000.00 | 11,000.00 | 110,110 | | | | | | | | | | | | | | |
| REVIEW DATE 05/06/2026 BY MLU | | | | | | | | | | Total Acres: 10.01 Total Land Value: 110,110 | | | | | | | | | | Market: 0 Agricultural: 0 Common: 110,110 PRINTED 06/09/2026 BY SYS | | | | | | | | | | | |