

BEG AT NW COR OF SW1/4 OF NW1/4,
 FT, S 41 DG W 883.30 FT, W 125.8
 CR-349, RUN NW ALONG R/W 298.45

KRISLE ADISEN/KRISLE TANNER
 1736 CALIFORNIA AVE
 ST CLOUD, FL 34769

2026

26-5S-17-09393-102


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 75,120 TOTAL MARKET VALUE 75,120 SOH/AGL Deduction 26,728 ASSESSED VALUE 48,392 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 48,392 TOTAL JUST VALUE 75,120 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 62,600																			
DOR CODE 0000 VACANT																																							
MAP NUM MKT AREA 02																																							
NEIGHBORHOOD/LOC 25517.00 1.00/																																							
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE															PERMIT NUM DESCRIPTION AMT ISSUED SALES DATA OFF RECORD Number DATE TYPE INST Q U / V I / RSN CD SALE PRICE 1559/2583 1/29/2026 WD Q V 01 75,000 GRANTOR: CUVEILJE CLINTON GRANTEE: KRISLE ADISEN 1041/2877 3/29/2005 WD Q V 56,500 GRANTOR: CLAY FEAGLE GRANTEE: CUVEIJE																			
TOTALS																				BLD DATE XF DATE INC DATE										LGL DATE LAND DATE AG DATE 05/06/2026 MLU									
EXTRA FEATURES																														BUILDING NOTES									
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	BUILDING DIMENSIONS																						
																	TOTAL OB/XF 0																						
LAND DESCRIPTION																	TOTAL OB/XF																						
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			0.00	0.00	6.26	AC		1.00	1.00	1.00	12,000.00	12,000.00	75,120																						
REVIEW DATE 05/06/2026 BY MLU Total Acres: 6.26 Total Land Value: 75,120 Market: 0 Agricultural: 0 Common: 75,120 PRINTED 06/09/2026 BY SYS																																							