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
2044 PIRIE PL
ST CLOUD, FL 34769

2027

26-5S-17-09393-102

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

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
TOTALS					

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

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

367 SE COUNTY ROAD 349, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

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	21,889
ASSESSED VALUE	53,231
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	53,231
TOTAL JUST VALUE	75,120
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	75,120

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055980	New Residential C	210,000	06/25/2026

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						

BUILDING NOTES

BUILDING DIMENSIONS

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	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 11/17/2026 BY SYS