9 ACRES OFF THE W SIDE OF THE FO
OF NW1/4 EX 10 ACRES OFF NORTH S

WALTERS BERNICE W
2460 CONWAY RD APT 73
ORLANDO, FL 32812

2026

28-5S-16-03729-001

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6200	PASTURE CLS33	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	28516.00	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

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	99,000
TOTAL MARKET VALUE	2,520
SOH/AGL Deduction	0
ASSESSED VALUE	2,520
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,520
TOTAL JUST VALUE	99,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	85,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1211/0943	1/19/2011	QC	U	V	11	100
GRANTOR: WILLIAM A & PHYLLIS J						
GRANTEE: BERNICE W WALTERS						
1211/0936	1/19/2011	WD	U	V	30	100
GRANTOR: WILLIAM A WATSON & ET						
GRANTEE: WILLIAM A WATSON						

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	6200	A	PASTURE 3	0		A-1	0.00	0.00	9.00	AC		1.00	1.00	1.00	280.00	280.00	2,520							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	9.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	99,000							

REVIEW DATE 05/06/2026 BY MLU Total Acres: 9.00 Total Land Value: 2,520 Market: 99,000 Agricultural: 2,520 Common: 0 PRINTED 05/12/2026 BY SYS