BEG NE COR OF SE1/4 OF NW1/4, W
1380.82 FT TO N R/W WATSON RD, E
262.77 FT, N 1378.88 FT TO POB.

123 LAND TRUST
P O BOX 770642
ORLANDO, FL 32837

2027

28-5S-16-03730-005

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
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	100,080
TOTAL MARKET VALUE	100,080
SOH/AGL Deduction	33,594
ASSESSED VALUE	66,486
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	66,486
TOTAL JUST VALUE	100,080
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	100,080

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1262/0540	9/06/2013	TR	U	V	11	100
GRANTOR: EUGENE & ANDREA DEBOL						
GRANTEE: EUGENE & ANDREA DEB						
1227/1626	12/20/2011	QC	U	V	11	100
GRANTOR: ANA WILSON						
GRANTEE: EUGENE & ANDREA DEB						

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		A-1	0.00	0.00	8.34	AC		1.00	1.00	1.00	12,000.00	12,000.00	100,080							

REVIEW DATE 05/06/2026 BY MLU Total Acres: 8.34 Total Land Value: 100,080 Market: 0 Agricultural: 0 Common: 100,080 PRINTED 11/17/2026 BY SYS