

BEG NE COR OF SE1/4 OF NE1/4, S  
2920.33 FT, N 1156.78 FT TO S LI  
NW1/4, E 263.59 FT, E 520 FT, S

PRICE VINCENT STEVEN/PRICE FAITH ANNETTE  
5843 GRAND CANYON DR  
ORLANDO, FL 32810

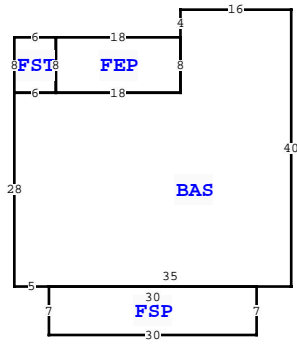
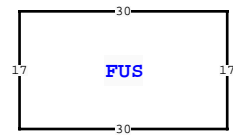
2026

29-6S-17-09802-000



ELEMENT		CD	CONSTRUCTION		
Exterior Wall	03		BELOW AVG.	100	
Roof Structur	03		GABLE/HIP	100	
Roof Cover	01		MINIMUM	100	
Interior Wall	02		WALL BD/WD	100	
Interior Floo	09		PINE WOOD	100	
Air Condition	01		NONE	100	
Heating Type	02		CONVECTION	100	
Bedrooms			3	100	
Bathrooms			1	100	
Frame	01		NONE	100	
Stories	1.5		1.5	100	
Architectual	05		CONV	100	
Units			0	100	
Condition Adj	01		01	100	
Kitchen Adjus	01		01	100	
Quality	01	01			
DOR CODE	5000 IMPROVED AG				
MAP NUM		MKT AREA	02		
NEIGHBORHOOD/LOC	29617.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,312	100		1,312	32,432
FEP	144	80		115	2,842
FSP	210	40		84	2,077
FST	48	55		26	643
FUS	510	100		510	12,607
TOTALS	2,224			2,047	50,601

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,047	33.9570	38.03	77,847	1910	1910	0	0	35.00	65.00		
1 SINGLE FAM 0% - 2023 Heated Area: 1822 HX Base Yr													



COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
BUILDING MARKET VALUE				50,601		
TOTAL MARKET OB/XF VALUE				1,000		
TOTAL LAND VALUE - MARKET				230,940		
TOTAL MARKET VALUE				68,123		
SOH/AGL Deduction				0		
ASSESSED VALUE				68,123		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				68,123		
TOTAL JUST VALUE				282,541		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				205,561		
LAND:1:1: JOINS 09801-000 & 09812-000						
PERMIT NUM						
DESCRIPTION						
AMT						
ISSUED						
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1504/89	11/30/2023	LE U		I	14	100
GRANTOR: PRICE VINCENT STEVEN						
GRANTEE: MILLER BRITTANY MAR						
1474/1860	9/02/2022	WD U		I	11	100
GRANTOR: WILSON RICHARD						
GRANTEE: PRICE VINCENT STEVE						
BLD DATE						05/07/2026
XF DATE						MLU
INC DATE						
LGL DATE						
LAND DATE						
AG DATE						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS= W16 S4 FEP= W18 S8 E18N8\$ S8 W18 FST= N8 W6 S8 E6\$ W6 S28 E5 FSP= S7 E30 N7 W30\$ E35 N40\$ PTR=N30 FUS= N17 W30 S17 E30\$ S30\$.						

EXTRA FEATURES																
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
1	0021	BARN,FR AE	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	470	
2	0021	BARN,FR AE	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	310	
3	0294	SHED WOOD/	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	220	
TOTAL OB/XF														1,000		

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	6,000							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	13.47	AC		1.00	1.00	1.00	280.00	280.00	3,772							
3	5600	A	TIMBER 3	0		A-1	0.00	0.00	24.02	AC		1.00	1.00	1.00	281.00	281.00	6,750							
4	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	37.49	AC		1.00	1.00	1.00	6,000.00	6,000.00	224,940							