

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

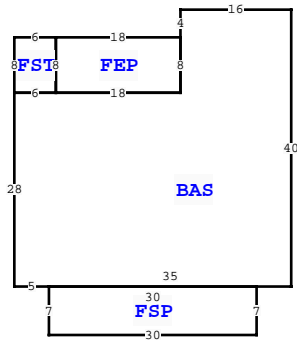
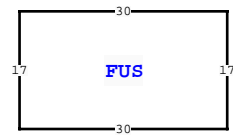
PRICE VINCENT STEVEN/PRICE FAITH ANNETTE
5843 GRAND CANYON DR
ORLANDO, FL 32810

2026

29-6S-17-09802-000
VALUATION SUMMARY

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			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	50,601		
TOTAL MARKET OB/XF VALUE	1,000		
TOTAL LAND VALUE - MARKET	153,960		
TOTAL MARKET VALUE	66,123		
SOH/AGL Deduction	0		
ASSESSED VALUE	66,123		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	66,123		
TOTAL JUST VALUE	205,561		
NCON VALUE	0		
INCOME VALUE	0		
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	I	14	100
GRANTOR: PRICE VINCENT STEVEN						
GRANTEE: MILLER BRITTANY MAR						
1474/1860	9/02/2022	WD U	I	I	11	100
GRANTOR: WILSON RICHARD						
GRANTEE: PRICE VINCENT STEVE						

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	
TOTALS														1,000		

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	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	4,000.00	4,000.00	4,000							
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	4,000.00	4,000.00	149,960							