COMM SW COR OF SE1/4 OF NE1/4, E
SE COR OF SE1/4 OF NE1/4, N 513.
W 349.10 FT, N 6 DEG E 199.20 FT

HONER SHANNON/HONER SIMEON
2444 SOUTH AVE
LEESBURG, FL 34748

2027

30-4S-17-08877-000

BUILDING CHARACTERISTICS

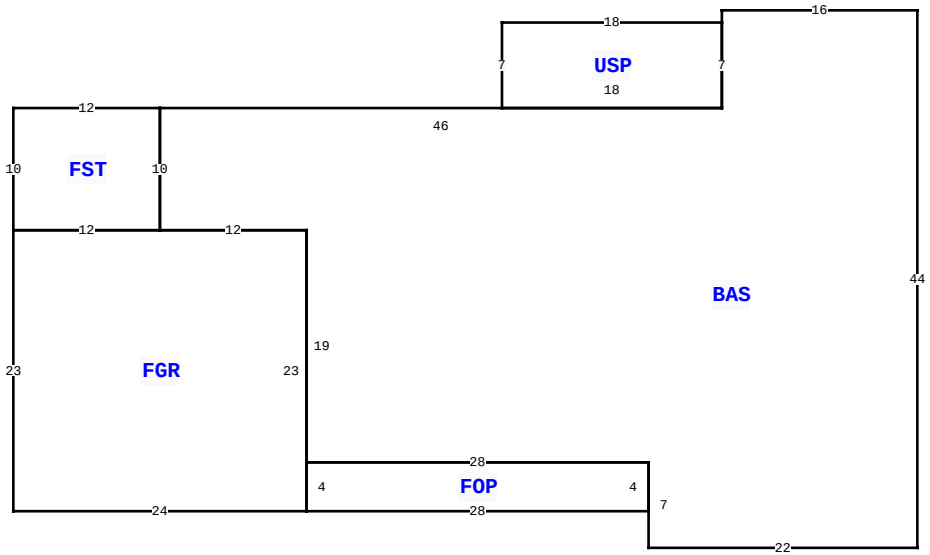
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	30417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,852	100		1,852	123,461
FGR	552	55		304	20,266
FOP	112	30		34	2,267
FST	120	55		66	4,400
USP	126	35		44	2,933
TOTALS	2,762			2,300	153,326

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	2,300	114.3450	125.78	289,294	1984	1984	0	0	12	35.00	53.00

1 SINGLE FAM 0% - 2025 Heated Area: 1852 HX Base Yr



408 SW PRESLEY TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

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
1	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
3	0060	CARPORT F	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	1,500	
4	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	153,326
TOTAL MARKET OB/XF VALUE	3,200
TOTAL LAND VALUE - MARKET	7,920
TOTAL MARKET VALUE	164,446
SOH/AGL Deduction	0
ASSESSED VALUE	164,446
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	164,446
TOTAL JUST VALUE	164,446
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	167,237

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1514/1083	5/10/2024	WD	U	I	11	100
GRANTOR: HONER SIMON JR TRUST						
GRANTEE: HONER SHANNON						
1514/1083	5/10/2024	WD	U	I	11	100
GRANTOR: HONER SIMON JR TRUST						
GRANTEE: HONER SHANNON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 S1 USP= W18 S7 E18 N7$ S7 W46 FST= W12S10 E12N10$ S10 FGR= W12 S23E24 N23 W12$ E12 S19 FOP= S4 E28 N4 W28$ E28 S7 E22 N44$.

LAND DESCRIPTION

TOTAL OB/XF 3,200

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	0100	C	SFR	0		A-1	0.00	0.00	1.76	AC		1.00	1.00	1.00	4,500.00	4,500.00	7,920							

REVIEW DATE 07/07/2017 BY DF Total Acres: 1.76 Total Land Value: 7,920 Market: 0 Agricultural: 0 Common: 7,920 PRINTED 11/17/2026 BY SYS