

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

**2026**

30-4S-17-08877-000

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 90
Interior Floor	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

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	128.07	294,561	1984	1984	0	0	12	35.00	53.00

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

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			156,117
TOTAL MARKET OB/XF VALUE			3,200
TOTAL LAND VALUE - MARKET			7,920
TOTAL MARKET VALUE			167,237
SOH/AGL Deduction			0
ASSESSED VALUE			167,237
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			167,237
TOTAL JUST VALUE			167,237
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			167,237

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	125,709
FGR	552	55		304	20,634
FOP	112	30		34	2,308
FST	120	55		66	4,480
USP	126	35		44	2,987
TOTALS	2,762			2,300	156,117

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	I	11	100
GRANTOR: HONER SIMON JR TRUST						
GRANTEE: HONER SHANNON						
1514/1083	5/10/2024	WD U	I	I	11	100
GRANTOR: HONER SIMON JR TRUST						
GRANTEE: HONER SHANNON						

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

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	1.76	AC		1.00	1.00	1.00	4,500.00	4,500.00	7,920							

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\$.	

TOTAL OB/XF											3,200													