

E 1/2 OF SW1/4 OF NE1/4 EX W 416
& SE1/4 OF NE1/4 EX .50 AC DESC
EX 7.01 AC DESC 627-733 & EX 7.0

HONER SIMON JR TRUST AGREEMENT DATED SEPTEMBER 25,
2444 SOUTH AVE
LEESBURG, FL 34748

2026

30-4S-17-08877-003


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY											
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1											
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	STANDARD									
																				VALUATION BY Tax Group: 2 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 142,450 TOTAL MARKET VALUE 5,097 SOH/AGL Deduction 0 ASSESSED VALUE 5,097 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 5,097 TOTAL JUST VALUE 142,450 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 142,450											
DOR CODE		6200 PASTURE CLS33																		PERMIT NUM DESCRIPTION AMT ISSUED SALES DATA OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE 0928/2124 4/16/2001 QC Q I 01 100 GRANTOR: SIMON HONER JR GRANTEE: SIMON HONER JR TRUS											
MAP NUM		06																		BLD DATE XF DATE INC DATE											
NEIGHBORHOOD/LOC		30417.00 1.00/																		LGL DATE LAND DATE AG DATE 04/09/2025 MLU											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE											BUILDING NOTES															
						EXTRA FEATURES										BUILDING DIMENSIONS															
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															
																	LAND DESCRIPTION														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV							
1	6200	A	PASTURE 3	0		A-1	0.00	0.00	9.01	AC		1.00	1.00	1.00	280.00	280.00	2,523														
2	5700	A	TIMBER 4	0		A-1	0.00	0.00	11.34	AC		1.00	1.00	1.00	227.00	227.00	2,574														
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	20.35	AC		1.00	1.00	1.00	7,000.00	7,000.00	142,450														
TOTALS																	TOTAL OB/XF 0														
REVIEW DATE 04/09/2025 BY MLU																	Total Acres: 20.35 Total Land Value: 5,097 Market: 142,450 Agricultural: 5,097 Common: 0 PRINTED 05/08/2026 BY SYS														