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

ELEMENT	CD	CONSTRUCTION

DOR CODE	6200	PASTURE CLS33	
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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE		LGL DATE	04/09/2025 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
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

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

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	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							

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 06/23/2026 BY SYS