

COMM AT NW COR OF NE1/4 OF SEC 3
 FT FOR POB, CONT NE 762.10 FT, S
 720.03 FT, N 535.95 FT TO POB.

OCTAVE FRITZNEL D/OCTAVE CEREMY
 4125 BELLA ISLE CIR
 KISSEMMEE, FL 34746

2026

30-4S-18-10513-018


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
																						VALUATION BY STANDARD Tax Group: 3 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 32,036 TOTAL MARKET VALUE 32,036 SOH/AGL Deduction 0 ASSESSED VALUE 32,036 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 32,036 TOTAL JUST VALUE 32,036 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 32,036									
DOR CODE 0000 VACANT																				PERMIT NUM DESCRIPTION AMT ISSUED 23112 M H 347 05/06/2005											
MAP NUM MKT AREA 04																				SALES DATA OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE 1063/0293 10/14/2005 WD Q V 80,000 GRANTOR: DEMOSTHENES & CEZAR GRANTEE: OCTAVE & OTHERS 1063/0291 10/13/2005 WD Q V 03 100 GRANTOR: J L DICKS GRANTEE: DEMOSTHENES & CEZAR											
NEIGHBORHOOD/LOC 1418.00 1.00/																				BLD DATE XF DATE INC DATE LGL DATE LAND DATE 04/11/2025 MLU AG DATE											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																										
TOTALS																															
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															
																	BUILDING NOTES														
																	BUILDING DIMENSIONS														
LAND DESCRIPTION										TOTAL OB/XF 0																					
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	0000	C	VAC RES	0		A-1	0.00	0.00	10.17	AC		1.00	1.00	0.45	7,000.00	3,150.00	32,036														
REVIEW DATE 04/11/2025 BY MLU Total Acres: 10.17 Total Land Value: 32,036 Market: 0 Agricultural: 0 Common: 32,036 PRINTED 05/12/2026 BY SYS																															