

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 Tax Group: 3 Tax Dist: STANDARD 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 23112 DESCRIPTION M H AMT 347 ISSUED 05/06/2005																																																						
MAP NUM		MKT AREA		04																		SALES DATA <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1063/0293</td> <td>10/14/2005</td> <td>WD</td> <td>Q</td> <td>V</td> <td></td> <td>80,000</td> </tr> <tr> <td colspan="7">GRANTOR: DEMOSTHENES & CEZAR</td> </tr> <tr> <td colspan="7">GRANTEE: OCTAVE & OTHERS</td> </tr> <tr> <td>1063/0291</td> <td>10/13/2005</td> <td>WD</td> <td>Q</td> <td>V</td> <td>03</td> <td>100</td> </tr> <tr> <td colspan="7">GRANTOR: J L DICKS</td> </tr> <tr> <td colspan="7">GRANTEE: DEMOSTHENES & CEZAR</td> </tr> </tbody> </table>				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						
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NEIGHBORHOOD/LOC		1418.00		1.00/																		BUILDING NOTES BUILDING DIMENSIONS																																																				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																																																					
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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																																																										
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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 06/26/2026 BY SYS																																																																										