COMM AT INTERS OF N LINE OF S
1/2 OF N1/2 & W R/W OF U S HWY
441, RUN S17-09-50E 1122.23 FT

FRISCO MATTHEW DANIEL
29629 WELLS ROAD
WESLEY CHAPEL, FL 33545

2026

31-1N-17-04460-103

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	3117.0100 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	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	52,026
TOTAL MARKET VALUE	8,904
SOH/AGL Deduction	0
ASSESSED VALUE	8,904
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	8,904
TOTAL JUST VALUE	52,026
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	52,026

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1427/472	12/22/2020	WD	Q	V	01	79,000
GRANTOR: SASSER DOUGLAS M						
GRANTEE: FRISCO MATTHEW DANI						
1107/1065	12/15/2006	QC	Q	V	06	0
GRANTOR: ALLEN LEE SASSER						
GRANTEE: DOUGLAS M SASSER						

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	5500	A	TIMBER 2	0					20.01	AC		1.00	1.00	1.00	445.00	445.00	8,904							
2	9910	M	MKT.VAL.AG	0					20.01	AC		1.00	1.00	1.00	2,600.00	2,600.00	52,026							

REVIEW DATE 07/15/2015 BY DF Total Acres: 20.01 Total Land Value: 8,904 Market: 52,026 Agricultural: 8,904 Common: 0 PRINTED 05/12/2026 BY SYS