252 PLACE UNR PRCL 8: COMM NE CO
159.73 FT TO S R/W OF CR-252, CO
W 1342.16 FT TO W LINE OF E1/2 O

MEEKS JOSEPH FRANKLIN/MEEKS JENNIFER LYNN
510 TOHOPEKALIGA AVE
KISSIMMEE, FL 34744

2026

31-4S-18-10514-108

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5600	TIMBERLAND 70-79	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	32418.00	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	
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	162,650
TOTAL MARKET VALUE	7,743
SOH/AGL Deduction	0
ASSESSED VALUE	7,743
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	7,743
TOTAL JUST VALUE	162,650
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	162,650

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1501/556	9/28/2023	WD	Q	V	01	185,000

GRANTOR: GIEBEIG PETE

GRANTEE: MEEKS JOSEPH FRANKL

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	5600	A	TIMBER 3	0					26.73	AC		1.00	1.00	1.00	281.00	281.00	7,511							
2	5910	A	SWAMP/CYPRES	0					5.80	AC		1.00	1.00	1.00	40.00	40.00	232							
3	9910	M	MKT.VAL.AG	0					32.53	AC		1.00	1.00	1.00	5,000.00	5,000.00	162,650							

REVIEW DATE 05/30/2024 BY JB Total Acres: 32.53 Total Land Value: 7,743 Market: 162,650 Agricultural: 7,743 Common: 0 PRINTED 03/24/2026 BY SYS