

COMM AT NW COR OF E1/2 OF SEC, R  
 FT, E 1341.50 FT FOR POB, CONT E  
 TO W R/W OF U S 441, S ALONG R/W

BIVONA PEGGY H  
 2602 DANIELLE DR  
 OVIEDO, FL 32765

2026

33-6S-17-09834-205



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 7,000 TOTAL LAND VALUE - MARKET 113,300 TOTAL MARKET VALUE 9,884 SOH/AGL Deduction 2,713 ASSESSED VALUE 7,171 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 7,171 TOTAL JUST VALUE 120,300 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 104,850											
DOR CODE 6200 PASTURE CLS33																				PERMIT NUM 24450 DESCRIPTION M H AMT 50 ISSUED 04/28/2006											
MAP NUM MKT AREA 02																				SALES DATA											
NEIGHBORHOOD/LOC 33617.010 1.00/																				OFF RECORD Number DATE TYPE INST Q / V / RSN CD SALE PRICE 1076/1440 3/02/2006 WD Q V 210,000 GRANTOR: DAVID & KARIS FERGUSO GRANTEE: FREDRICK & PEGGY BI											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE															BLD DATE XF DATE LGL DATE LAND DATE AG DATE 05/06/2026 MLU											
TOTALS																				BUILDING NOTES											
EXTRA FEATURES																				BUILDING DIMENSIONS											
19022 S US HIGHWAY 441 , HIGH SPRINGS																															
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																
1	9945	Well/Sept	0 0	0 0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000																	
TOTAL OB/XF 7,000																															
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	6200	A	PASTURE 3	0			0.00	0.00	10.30	AC		1.00	1.00	1.00	280.00	280.00	2,884														
2	9910	M	MKT.VAL.AG	0			0.00	0.00	10.30	AC		1.00	1.00	1.00	11,000.00	11,000.00	113,300														
REVIEW DATE 10/24/2017 BY DF Total Acres: 10.30 Total Land Value: 2,884 Market: 113,300 Agricultural: 2,884 Common: 0 PRINTED 05/12/2026 BY SYS																															