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

2027

33-6S-17-09834-205

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6200	PASTURE CLS33	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	33617.010 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

19022 S US HIGHWAY 441 , HIGH SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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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	2,284
ASSESSED VALUE	7,600
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	7,600
TOTAL JUST VALUE	120,300
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	120,300

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24450	M H	50	04/28/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1076/1440	3/02/2006	WD	Q	V		210,000

GRANTOR: DAVID & KARIS FERGUSO

GRANTEE: FREDRICK & PEGGY BI

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
1	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	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 11/17/2026 BY SYS