

BEG AT NW COR OF SW1/4 OF NW1/4,
FT, S 41 DG W 883.30 FT, W 125.8
CR-349, RUN NW ALONG R/W 298.45

KRISLE ADISEN/KRISLE TANNER
1736 CALIFORNIA AVE
ST CLOUD, FL 34769

2026

26-5S-17-09393-102



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	PAGE 1 of 1																																									
																VALUATION BY																																											
																Tax Group: 3										Tax Dist:																																	
																BUILDING MARKET VALUE										0																																	
																TOTAL MARKET OB/XF VALUE										0																																	
																TOTAL LAND VALUE - MARKET										62,600																																	
																TOTAL MARKET VALUE										62,600																																	
																SOH/AGL Deduction										14,208																																	
																ASSESSED VALUE										48,392																																	
																TOTAL EXEMPTION VALUE										0																																	
																BASE TAXABLE VALUE										48,392																																	
DOR CODE						0000				VACANT																																																	
MAP NUM										MKT AREA				02																																													
NEIGHBORHOOD/LOC						25517.00				1.00/																																																	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																																						
TOTALS																																																											
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																																											
LAND DESCRIPTION						TOTAL OB/XF										0																																											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																																			
1	0000	C	VAC RES	0			0.00	0.00	6.26	AC		1.00	1.00	1.00	10,000.00	10,000.00	62,600																																										
REVIEW DATE						05/20/2024						BY						MLU						Total Acres: 6.26						Total Land Value: 62,600						Market: 0						Agricultural: 0						Common: 62,600						PRINTED 04/22/2026 BY SYS					