N1/2 OF SW1/4 OF NW1/4.

778-701, WD 1549-412

MONJE FRANCISCO J/MONJE ERONICA
2530 CHATHAM CIR
KISSIMMEE, FL 34746

2026

08-6S-17-09625-004

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6200	PASTURE CLS33	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	8617.00	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	04/08/2025 MLU
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	144,000
TOTAL MARKET VALUE	6,920
SOH/AGL Deduction	0
ASSESSED VALUE	6,920
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	6,920
TOTAL JUST VALUE	144,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	144,000

LAND:3:1: ABOUT A 5 AC SINKHOLE

SALE:1:1: 20 ACRES

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1549/412	8/29/2025	WD	Q	V	01	165,000
GRANTOR:WILCOX CEOLA W						
GRANTEE:MONJE FRANCISCO J						
0778/0701	8/09/1993	QC	Q	V	01	0
GRANTOR:CORENE WILSON						
GRANTEE:CEOLA W WILCOX						

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	6200	A	PASTURE 3	0		A-1	0.00	0.00	12.00	AC		1.00	1.00	1.00	280.00	280.00	3,360							
2	5500	A	TIMBER 2	0		00	0.00	0.00	8.00	AC		1.00	1.00	1.00	445.00	445.00	3,560							
3	9910	M	MKT.VAL.AG	0		00	0.00	0.00	20.00	AC		1.00	1.00	0.80	9,000.00	7,200.00	144,000							

REVIEW DATE 04/08/2025 BY MLU Total Acres: 20.00 Total Land Value: 6,920 Market: 144,000 Agricultural: 6,920 Common: 0 PRINTED 10/15/2025 BY SYS