

COMM NE COR OF SE1/4 OF NW1/4, S
52.42 FT, NW 145.51 FT FOR POB,
FT, E 326.54 FT, S 542.64 FT TO

NOVELLO CHRISTINE
19610 MANATEE ISLES DR
WESTON, FL 33332

2026

01-6S-15-00495-004



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality	03	03
DOR CODE	0200 MOBILE HOME	
MAP NUM		02
NEIGHBORHOOD/LOC	1615.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,104	100		1,104	24,063
TOTALS	1,104			1,104	24,063

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00
2	0080	DECKING	0	0	0	0	1.00	UT	0.00
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00
4	0296	SHED METAL	0	0	0	0	1.00	UT	0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0200	C	MBL HM	0		A-1	0.00	0.00	1.98

REVIEW DATE 08/04/2016 BY DF

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0800	02	1,104	90.8100	54.49	60,157	1979	1979	0	0	0	60.00	40.00	
1 MOBILE HME 0% - 2025 Heated Area: 1104 HX Base Yr													
23 48 BAS 48 23													
801 SW SPRUCE RD, FORT WHITE													
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 04/07/2025 MLU													

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	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,600	
2	0080	DECKING	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	600	
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	

TOTAL OB/XF										5,300							
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
1	0200	C	MBL HM	0		A-1	0.00	0.00	1.98	AC		1.00	1.00	1.00	15,000.00	15,000.00	29,700

Total Acres: 1.98 Total Land Value: 29,700 Market: 0 Agricultural: 0 Common: 29,700

COLUMBIA COUNTY PROPERTY										PAGE 1 of 1			3
VALUATION SUMMARY													
VALUATION BY										STANDARD			
Tax Group: 3										Tax Dist:			
BUILDING MARKET VALUE										24,063			
TOTAL MARKET OB/XF VALUE										5,300			
TOTAL LAND VALUE - MARKET										29,700			
TOTAL MARKET VALUE										59,063			
SOH/AGL Deduction										0			
ASSESSED VALUE										59,063			
TOTAL EXEMPTION VALUE										0			
BASE TAXABLE VALUE										59,063			
TOTAL JUST VALUE										59,063			
NCON VALUE										0			
INCOME VALUE													
PREVIOUS YEAR MKT VALUE										59,063			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21658	M H	375	03/26/2004

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1547/605	12/23/2024	PB	U	I	18	0	
GRANTOR:CLERK OF COURT (BENNE							
GRANTEE:NOVELLO CHRISTINE							
0992/1333	8/18/2003	WD	Q	V	03	6,000	
GRANTOR:ANTHONY G & ROSE L FI							
GRANTEE:CAROLINE BENNETT							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W48 S23 E48 N23\$.									