

BEG SW COR OF SW1/4 OF SE1/4 RUN
E 658.20 FT, S 1325.76 FT, W 661
EX .22 AC FOR ADD'L R/W OF BRIM

MCFORD ALVIN EDWARD
801 SW 5TH AVE
DELRAY BEACH, FL 33444

2025

07-4S-16-02807-002



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	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
Architectural	01	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0200	MOBILE HOME	
MAP NUM			01
NEIGHBORHOOD/LOC	7416.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,678	100	
FOP	104	35	
TOTALS	1,782		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,714	117.9000	70.74	121,248	1995	1995	0	0	60.00	40.00
1 MOBILE HME - 0% - 0											
Heated Area: 1678 HX Base Yr											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
										04/08/2025	MLU

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			48,499
TOTAL MARKET OB/XF VALUE			62,720
TOTAL LAND VALUE - MARKET			139,020
TOTAL MARKET VALUE			250,239
SOH/AGL Deduction			16,084
ASSESSED VALUE			234,155
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			234,155
TOTAL JUST VALUE			250,239
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			230,708

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042092	Electrical Servic	0	06/07/2021
11428	M H	125	07/19/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1038/1884	1/24/2005	WD Q	Q	I		149,900
GRANTOR: MONICA SIMMS SEDONAH						
GRANTEE: ALVIN EDWARD MCFORD						
0824/2153	7/11/1996	WD Q	Q	V		55,000
GRANTOR: KENNETH & M WYNETT BI						
GRANTEE: MONICA SIMMS						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0070	CARPOT UF	0	0	12	20	240.00	UT	3.00	100	1993
2	0030	BARN,MT	0	0	0	0	1.00	UT	37,500.00	100	2021
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	100	2020
4	0030	BARN,MT	0	0	0	0	1.00	UT	17,500.00	100	2021

TOTAL OB/XF												62,720												
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	0102	C	SFR/MH	0		A-1	0.00	0.00	19.86	AC		1.00	1.00	1.00	7,000.00	7,000.00	139,020							

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W58 S27 E66 N14 FOP= N13 W8 S13 E8\$ W8 N13\$.	