

COMM SW COR, RUN E 1257.24 FT, N
17.07 FT, N 1342.92 FT E 2600.12
POB, CONT E 650.03 FT, N 671.46

JOMOLCA YASMANY/CARDENAS MAGALYS
10379 RACHEL CHERIE DRIVE
POLK CITY, FL 33868

2026

07-6S-17-09621-420



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 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	02	02 100
Kitchen Adjus	01	01 100

Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	7617.0200	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100		1,404	34,544
TOTALS	1,404			1,404	34,544

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0031	BARN, MT AE	0	0	30	40	1,200.00	UT	10.00
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00

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	10.02

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,404	102.5100	61.51	86,360	1998	1998	0	0	0	60.00	40.00
1 MOBILE HME 0% - 0 Heated Area: 1404 HX Base Yr												
27 52 27 52 BAS												
235 SW HONEYCOMB CT, 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	0031	BARN, MT AE	0	0	30	40	1,200.00	UT	10.00	10.00	100	2019	2019	3	100	12,000	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

TOTAL OB/XF										19,000							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	0200	C	MBL HM	0		A-1	0.00	0.00	10.02	AC		1.00	1.00	1.00	9,500.00	9,500.00	95,190

COLUMBIA COUNTY PROPERTY										PAGE 1 of 1			3
VALUATION SUMMARY													
VALUATION BY										STANDARD			
Tax Group: 3										Tax Dist:			
BUILDING MARKET VALUE										34,544			
TOTAL MARKET OB/XF VALUE										19,000			
TOTAL LAND VALUE - MARKET										95,190			
TOTAL MARKET VALUE										148,734			
SOH/AGL Deduction										20,958			
ASSESSED VALUE										127,776			
TOTAL EXEMPTION VALUE										0			
BASE TAXABLE VALUE										127,776			
TOTAL JUST VALUE										148,734			
NCON VALUE										0			
INCOME VALUE													
PREVIOUS YEAR MKT VALUE										148,734			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052369	Electrical Servic	0	02/18/2025
35330	STORAGE	168	05/17/2017
19001	M H	125	12/03/2001

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1497/367	5/10/2023	QC	U	I	11		100
GRANTOR: JOMOLCA YASMANY							
GRANTEE: JOMOLCA YASMANY							
1374/1915	12/13/2018	QC	U	I	11		0
GRANTOR: YASMANY JOMLCA & MAGA							
GRANTEE: YASMANY JOMOLCA							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W52 S27 E52 N27\$.									