LOT 6 OAKFIELD ACRES PHASE I.
706-613, 851-1239,1240, 886-

LESPERANCE REBECCA/LESPERANCE EDELINE
513 FAIRFIELD AVENUE
STAMFORD, CT 06902

2026

09-5S-16-03498-106

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

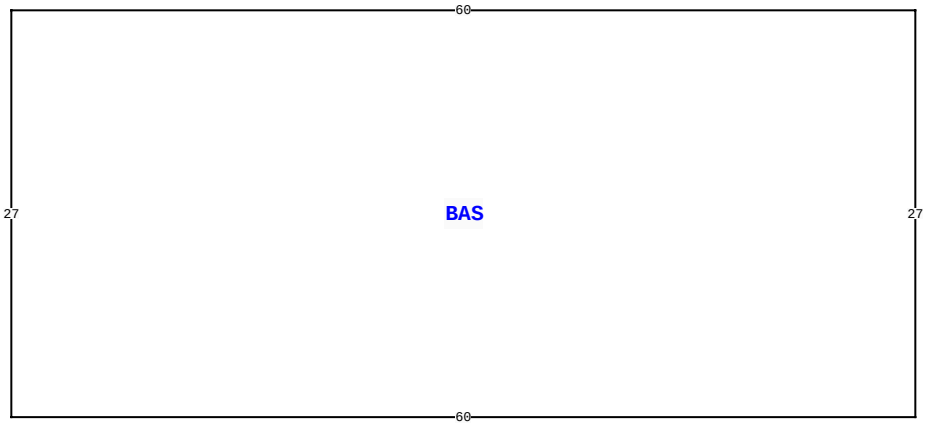
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	13	LAM/VNLPLK 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	9516.0300	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100		1,620	137,387
TOTALS	1,620			1,620	137,387

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,620	114.2000	107.35	173,907	1998	2015	0	0	0	21.00	79.00

1 MANUF 1 0% - 0 Heated Area: 1620 HX Base Yr



7392 SW COUNTY ROAD 240 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	137,387
TOTAL MARKET OB/XF VALUE	8,200
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	195,587
SOH/AGL Deduction	15,398
ASSESSED VALUE	180,189
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	180,189
TOTAL JUST VALUE	195,587
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	200,804

SALE:2:1: LOT 6, OAKFIELD ACRES

PRMT:1:1: KEELER

PERMIT NUM	DESCRIPTION	AMT	ISSUED
13333	M H	125	11/21/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1398/2602	11/13/2019	WD	Q	I	01	124,000
GRANTOR: MORAHN STAHL & JOSEPH						
GRANTEE: REBECCA LESPERANCE						
1391/1711	7/26/2019	WD	U	I	11	100
GRANTOR: HUGH A BUIE JR AS IND						
GRANTEE: MORGAN STAHL & ETAL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S27 E60 N27$.

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
1	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 8,200

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	0200	C	MBL HM	0		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 08/28/2019 BY BC Total Acres: 4.02 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 11/18/2025 BY SYS