NE1/4.

79-171, DC 752-1350, PB 752-1347

ALERS MELANIE MASON/ALERS BRETT
1424 E MOWRY DR, APT 205
HOMESTEAD, FL 33033

2026

09-6S-17-09629-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

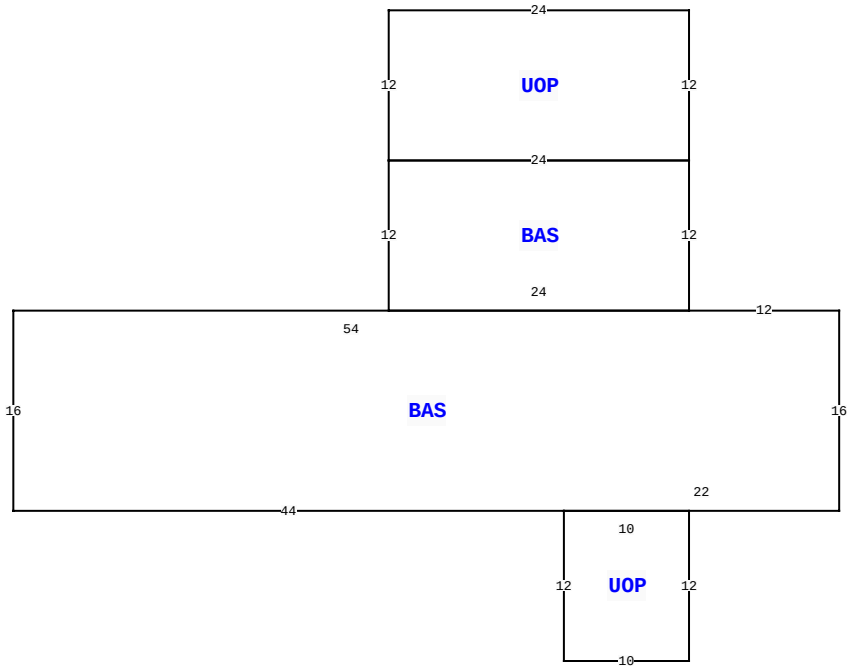
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	9617.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	288	100		288	6,321
BAS	1,056	100		1,056	23,177
UOP	120	25		30	658
UOP	288	25		72	1,580
TOTALS	1,752			1,446	31,737

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,446	91.4490	54.87	79,342	1997	1997	0	0	0	60.00	40.00

2 MOBILE HME 0% - 2025 Heated Area: 1344 HX Base Yr



BLD DATE	
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	04/10/2025 MLU
AG DATE	

1586 SW FARNELL RD, LAKE CITY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	31,737
TOTAL MARKET OB/XF VALUE	8,384
TOTAL LAND VALUE - MARKET	720,000
TOTAL MARKET VALUE	89,231
SOH/AGL Deduction	0
ASSESSED VALUE	89,231
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	89,231
TOTAL JUST VALUE	760,121
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	760,121

XFOB:7:1: CLASSI MH

BLDG:1:1: CLASSI MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052130	Electrical Servic	0	01/23/2025
20768	M H	125	06/04/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1532/215	12/24/2024	PR	U	I	19	0
GRANTOR: ALERS MELANIE MASON A						
GRANTEE: ALERS MELANIE MASON						
1522/2334	8/27/2024	QC	U	I	11	100
GRANTOR: MASON WILLIAM R SR						
GRANTEE: ALERS MELANIE MASON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 BAS= N12 UOP= N12 W24 S12 E24$ W24 S12 E24$ W54 S16 E44 UOP= S12 E10 N12 W10$ E22 N16$.

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	0040	BARN,POLE	0	0	16	40	1.00	UT	0.00	0.00	100	0	0	3	100	384	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	
3	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	
4	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	600	
5	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 8,384

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	0102	C	SFR/MH	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	4,500.00	4,500.00	4,500							
2	5600	A	TIMBER 3	0		A-1	0.00	0.00	90.00	AC		1.00	1.00	1.00	281.00	281.00	25,290							
3	6200	A	PASTURE 3	0		A-1	0.00	0.00	69.00	AC		1.00	1.00	1.00	280.00	280.00	19,320							
4	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	159.00	AC		1.00	1.00	1.00	4,500.00	4,500.00	715,500							

REVIEW DATE 02/07/2025 BY tommy Total Acres: 160.00 Total Land Value: 49,110 Market: 715,500 Agricultural: 44,610 Common: 4,500 PRINTED 11/20/2025 BY SYS