

(AKA LOTS 5, 15 & 16 PRICE CREEK
UNREC): COMM NW COR OF NE1/4 OF
311.78 FT, E 1124.86 FT FOR POB,

RODRIGUEZ GABRIEL/PEREZ DIANELIS LIDIA RAMIREZ
18064 SW 149TH PL
MIAMI, FL 33187

2026

12-4S-17-08332-064



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structure	03	GABLE/HIP 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floor	08	SHT VINYL 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	4	100
Frame	01	NONE 100
Stories	1.	1. 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	04
NEIGHBORHOOD/LOC	12417.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	2024	1,512	160,532
TOTALS	1,512			1,512	160,532

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0294	SHED WOOD/	0	0	0	1.00	UT	0.00	0.00	100	2012
2	9945	Well/Sept	0	0	0	1.00	UT	7,000.00	7,000.00	100	2012
3	0169	FENCE/WOOD	0	0	0	1.00	UT	1,500.00	1,500.00	100	2024
4	0169	FENCE/WOOD	0	0	0	1.00	UT	1,500.00	1,500.00	100	2024

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0200	C	MBL HM	0		A-1	0.00	0.00	3.03	AC	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0203	02	1,512	108.5000	111.76	168,981	2022	2022	0	0	5.00	95.00
1 MANUF 3 0% - 2024 Heated Area: 1512 HX Base Yr											
27 56 27 BAS 2024 56											
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 04/28/2025 MLU											

TOTAL OB/XF											
11,200											

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11,200											

COLUMBIA COUNTY PROPERTY											
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VALUATION SUMMARY											
VALUATION BY STANDARD											
Tax Group: 3 Tax Dist:											
BUILDING MARKET VALUE 160,532											
TOTAL MARKET OB/XF VALUE 11,200											
TOTAL LAND VALUE - MARKET 27,270											
TOTAL MARKET VALUE 199,002											
SOH/AGL Deduction 0											
ASSESSED VALUE 199,002											
TOTAL EXEMPTION VALUE 0											
BASE TAXABLE VALUE 199,002											
TOTAL JUST VALUE 199,002											
NCON VALUE 0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE 202,382											
SALE:3:1: LOTS 15 & 5.											
XFOB:1:1: COMM MH											
PERMIT NUM DESCRIPTION AMT ISSUED											
000046147 Mobile Home 12/21/2022											
SALES DATA											
OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE											
1470/2689 7/13/2022 WD Q I 01 70,000											
GRANTOR: RAWSON SHERRY											
GRANTEE: RODRIGUEZ GABRIEL											
0940/0986 11/26/2001 QC Q I 01 100											
GRANTOR: ASBURY & ROSEMARY DIL											
GRANTEE: SHERRY RAWSON & RIS											
BUILDING NOTES											
BUILDING DIMENSIONS											
BAS=[YR=2024;ORIG=19,14] E56 S27 W56 N27 \$											