

BEG NE COR OF SE1/4 OF SW1/4, S
R/W OF A 50 FT RD, W ALONG R/W 5
115 FT, N 451.63 FT, E 165 FT, S

ADVANTA IRA SERVICES, LLC/FBO LARRY CAMPA IRA #800
4790 140TH AVE N
CLEARWATER, FL 33762

2026

12-4S-17-08332-080



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 90
Interior Floo	15	HARDTILE 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	03	03 100
Kitchen Adjus	01	01 100

Quality	05	05
DOR CODE	0200 MOBILE HOME	
MAP NUM		04
NEIGHBORHOOD/LOC	12417.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100		1,200	74,389
UOP	160	25		40	2,479

TOTALS	1,360			1,240	76,868
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00
3	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	1.65

REVIEW DATE 04/13/2017 BY BC

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0201	02	1,240	119.9000	112.71	139,760	1989	1998	0	0	45.00	55.00
2 MANUF 1 0% - 2022 Heated Area: 1200 HX Base Yr											
24 50 35 24 15 20 20 8 8 20 15 24											
BAS											
UOP											

101 SE NECTARINE GLN, LAKE CITY	04/29/2025	MLU
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BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

TOTAL OB/XF									
8,700									

Total Acres: 1.65 Total Land Value: 14,850 Market: 0 Agricultural: 0 Common: 14,850

COLUMBIA COUNTY PROPERTY									
PAGE 1 of 1 3									

VALUATION BY		STANDARD
Tax Group: 3		Tax Dist:
BUILDING MARKET VALUE		76,868
TOTAL MARKET OB/XF VALUE		8,700
TOTAL LAND VALUE - MARKET		14,850
TOTAL MARKET VALUE		100,418
SOH/AGL Deduction		4,901
ASSESSED VALUE		95,517
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		95,517
TOTAL JUST VALUE		100,418
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		100,418

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9852	M H	125	06/16/1995

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE	
1444/441	7/27/2021	WD	Q	I	01	73,000	
GRANTOR: BROCK JOSHUA S							
GRANTEE: ADVANTA IRA SERVICE							
1084/0625	5/17/2006	WD	Q	I		78,000	
GRANTOR: CYNHIA C WORELL							
GRANTEE: JOSHUA S & SABRINA							

BUILDING NOTES									
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BUILDING DIMENSIONS									
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BAS= W50 S24 E15 UOP= S8 E20 N8 W20\$ E35 N24\$. N24\$.

OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

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