LOT 3 BLOCK C TIMUQUA S/D

ORB 633-720, 906-1842,

PERSAD VISHAM/PERSAD PARBATEE
615 SW 2ND ST
HALLANDALE, FL 33009

2026

12-7S-16-04184-133

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 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
Quality	05	05

DOR CODE 0200 MOBILE HOME

MAP NUM | MKT AREA 02

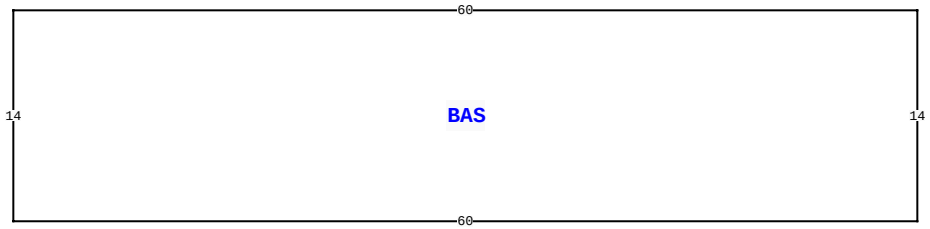
NEIGHBORHOOD/LOC 12716.020 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100		840	20,745
TOTALS	840			840	20,745

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	840	102.9000	61.74	51,862	1984	1984	0	0	0	60.00	40.00

3 MOBILE HME 0% - 0 Heated Area: 840 HX Base Yr



301 SW BRADENTON WAY, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	20,745
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	50,100
TOTAL MARKET VALUE	77,845
SOH/AGL Deduction	8,274
ASSESSED VALUE	69,571
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	69,571
TOTAL JUST VALUE	77,845
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	77,845

LAND:5:2: FOR 2ND DWELLING

LAND:5:1: 10.02 TOTAL AC'S 9.02 AC'S AE/Y 1 AC AE

XFOB:1:1: ACADE M H

SALE:1:1: 3 LOTS ON 1 DEED

PERMIT NUM	DESCRIPTION	AMT	ISSUED
29135	M H	534	01/21/2011
17350	SFR	125	08/23/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1164/2527	12/29/2008	WD	Q	V	01	55,000
GRANTOR: RICHARD MORRIS & LIND						
GRANTEE: VISHAM & PARBATEE P						
1064/0772	10/26/2005	WD	U	V	09	85,000
GRANTOR: ROBERTO & REINA I ASC						
GRANTEE: RICHARD MORRIS & LI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S14 E60 N14$.

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	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 7,000

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			0.00	0.00	5.01	AC		1.00	1.00	1.00	10,000.00	10,000.00	50,100							

REVIEW DATE 06/30/2015 BY DF Total Acres: 5.01 Total Land Value: 50,100 Market: 0 Agricultural: 0 Common: 50,100 PRINTED 11/20/2025 BY SYS