

COMM NW COR OF SEC, RUN E 205
FT FOR POB, CONT E 140 FT, S
300 FT, W 140 FT, N 300 FT TO

BALMACEDA NORMA
3048 SW 16TH TER
MIAMI, FL 33145-1902

2026

16-4S-16-03049-003



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		4 100
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 06

NEIGHBORHOOD/LOC 16416.00 1.00/

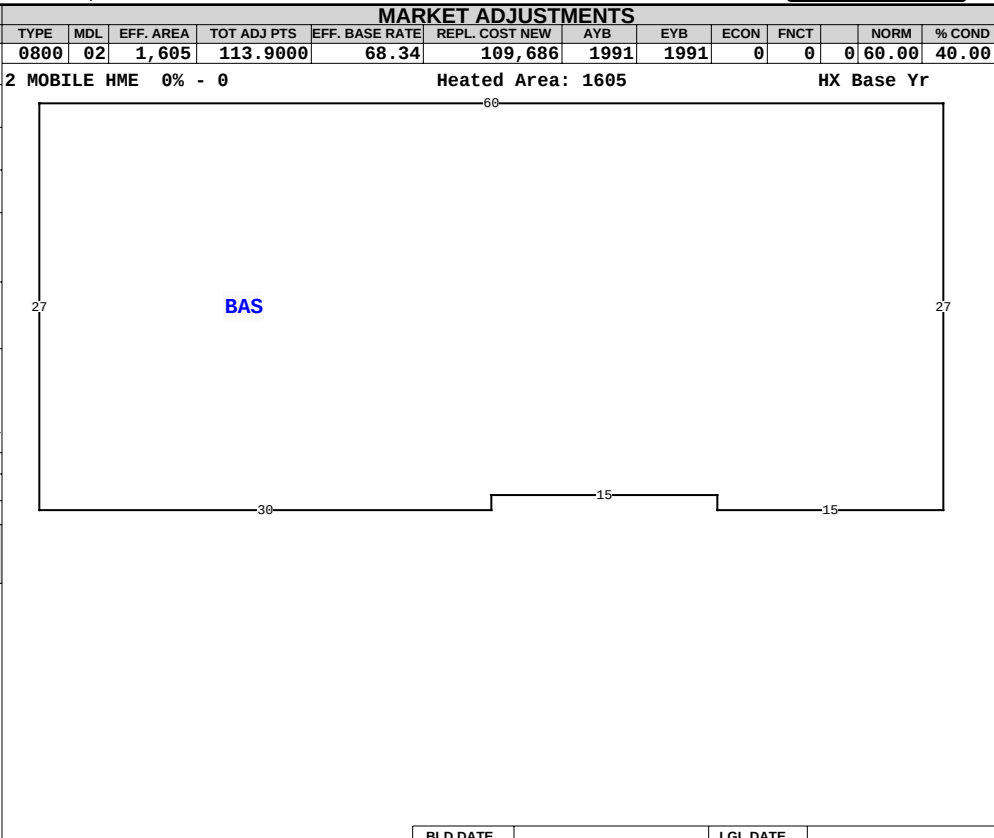
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,605	100		1,605	43,874
TOTALS	1,605			1,605	43,874

EXTRA FEATURES

L N	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	1.00	UT	1,200.00	1,200.00	100	2007	2007	3	100	1,200	
2	9945	Well/Sept	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION			TOTAL OB/XF 8,200													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	0200	C	MBL HM	0		00	0.00	0.00	0.84	AC		1.00	1.00	1.05	13,000.00	13,650.00

REVIEW DATE 06/18/2024 BY KS



1064 SW TOMPKINS ST, LAKE CITY

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

TOTAL OB/XF 8,200																
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	0200	C	MBL HM	0		00	0.00	0.00	0.84	AC		1.00	1.00	1.05	13,000.00	13,650.00

Total Acres: 0.84 Total Land Value: 11,466 Market: 0 Agricultural: 0 Common: 11,466

COLUMBIA COUNTY PROPERTY PAGE 1 of 1 3

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		43,874
TOTAL MARKET OB/XF VALUE		8,200
TOTAL LAND VALUE - MARKET		11,466
TOTAL MARKET VALUE		63,540
SOH/AGL Deduction		4,738
ASSESSED VALUE		58,802
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		58,802
TOTAL JUST VALUE		63,540
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		63,540

SALE:4:1: INCLUDES 1996 PINE MANOR MH

XFOB:1:1: MADIS M H

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22042	M H	250	07/06/2004
18582	M H	125	08/06/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1177/1059	7/20/2009	WD	U	I	11	100

GRANTOR:AIDA NOHELIA ALMA DE

GRANTEE:NORMAN BALMACEDA

1126/0188 7/23/2007 WD Q I 64,600

GRANTOR:MICHAEL MCCRANIE TRUS

GRANTEE:NORMAN BALMACEDA &

BUILDING NOTES

BUILDING DIMENSIONS																
BAS= W60 S27 E30 N1 E15 S1 E15N27\$.																

PRINTED 11/17/2025 BY SYS