

BEG AT SE COR SEC, RUN W 200 FT,
716.85 FT TO S LINE OF N1/2 OF S
RUN E 468.29 FT TO E LINE OF SEC

JOU JAMES SIMON
132 PARK AVE
TAVERNIER, FL 33070

2026

23-7S-16-04303-003



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		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	03	03
DOR CODE	0200 MOBILE HOME	
MAP NUM		02
NEIGHBORHOOD/LOC	23716.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100		1,620	39,858
UOP	64	25		16	394
UOP	240	25		60	1,476
UOP	480	25		120	2,952
TOTALS	2,404			1,816	44,681

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	
2	0294	SHED WOOD/	0	0	10	16	160.00	UT	7.50	7.50	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	
4	0294	SHED WOOD/	0	0	8	10	80.00	UT	7.50	7.50	
5	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	0200	C	MBL HM	0		00	0.00	0.00	5.02	AC	

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,816	102.5100	61.51	111,702	1998	1998	0	0	0 60.00	40.00
2 MOBILE HME 0% - 2022 Heated Area: 1620 HX Base Yr											
357 SW NORMANDY DR, FORT WHITE											

TOTAL OB/XF											
10,060											

TOTAL OB/XF											
10,060											

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3			Tax Dist:
BUILDING MARKET VALUE			44,681
TOTAL MARKET OB/XF VALUE			10,060
TOTAL LAND VALUE - MARKET			50,200
TOTAL MARKET VALUE			104,941
SOH/AGL Deduction			1,250
ASSESSED VALUE			103,691
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			103,691
TOTAL JUST VALUE			104,941
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			104,941

PERMIT NUM	DESCRIPTION	AMT	ISSUED
13423	M H	125	12/17/1997
12401	M H	125	04/11/1997

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1459/956	2/04/2022	QC	U	I	11	100	
GRANTOR: JOU MARTHA							
GRANTEE: JOU JAMES SIMON							
1459/957	9/24/2021	PB	U	I	18	0	
GRANTOR: CLERK OF COURT							
GRANTEE: JOU JAMES SIMON							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS= W40 S27 E20 UOP= S8 E8 N8 W8\$ E40 N27 UOP= N12 W20 S12 E20\$ W20\$ UOP= N12 W40 S12 E40\$.											