PARCEL H SHIRLEY GOROSPE TRACT (
COMM NE COR OF SEC, S 2304.74 FT
W R/W OF SW ITCHETUCKNEE AVE & P

KENT JOHN BRIAN/KENT ASHLEY NICOLE
18704 GLADES CUTOFF RD
PORT SAINT LUCIE, FL 34987

2026

24-5S-15-00469-108

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

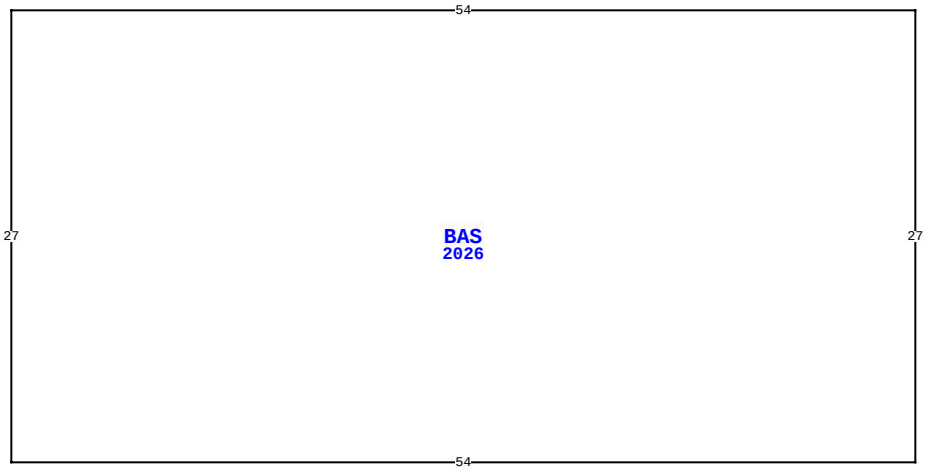
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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 02
NEIGHBORHOOD/LOC	24515.02	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,458	100	2026	1,458	172,190
TOTALS	1,458			1,458	172,190

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0203	02	1,458	117.0000	120.51	175,704	2025	2025	0	0	0	2.00	98.00

1 MANUF 3 0% - 2026 Heated Area: 1458 HX Base Yr



2654 SW ICHETUCKNEE AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	172,190
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	95,095
TOTAL MARKET VALUE	274,285
SOH/AGL Deduction	0
ASSESSED VALUE	274,285
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	274,285
TOTAL JUST VALUE	274,285
NCON VALUE	179,190
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	95,095

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054041	Mobile Home		09/12/2025
000051655	Mobile Home		11/26/2024
000050823	Right-of-Way Acce		09/16/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1518/2531	7/11/2024	WD	Q	V	01	117,500
GRANTOR: BAUER MACE						
GRANTEE: KENT JOHN BRIAN						
1504/2759	12/18/2023	TR	Q	V	01	110,000
GRANTOR: GOROSPE SHIRLEY A AS						
GRANTEE: BAUER MACE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=16,11] E54 S27 W54 N27 $
.

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	2026	2025		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		A-1	0.00	0.00	10.01	AC		1.00	1.00	1.00	9,500.00	9,500.00	95,095							

REVIEW DATE 04/07/2025 BY MLU Total Acres: 10.01 Total Land Value: 95,095 Market: 0 Agricultural: 0 Common: 95,095 PRINTED 11/07/2025 BY SYS