LOT 15 PARADISE SOUTH S/D.
ORB 783-303 & WD 1269-2049, WD 1

JACKSON LUANNE
1083 LA COSTA LN
WINTER HAVEN, FL 33881-9795

2026

24-5S-16-03707-115

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR 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		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05

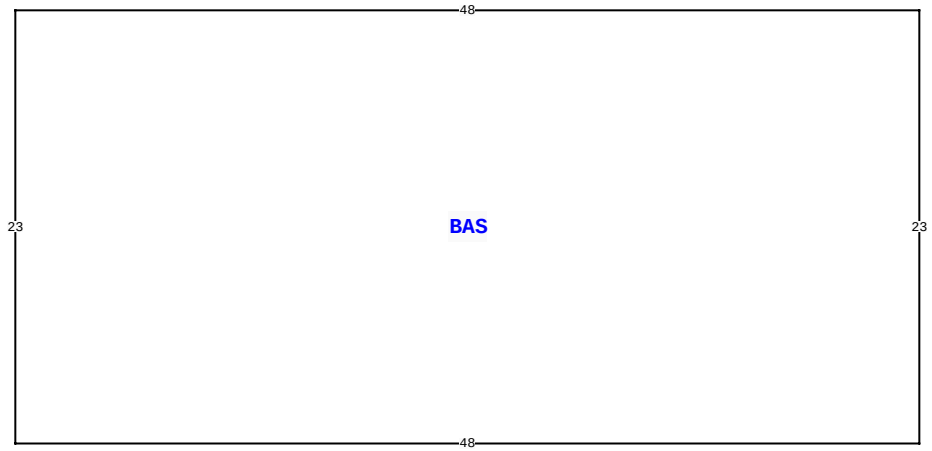
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	24516.010 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,104	100		1,104	30,709
TOTALS	1,104			1,104	30,709

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,104	115.9000	69.54	76,772	1991	1991	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 1104 HX Base Yr



641 SW GAINER DR, 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	30,709
TOTAL MARKET OB/XF VALUE	7,700
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	93,409
SOH/AGL Deduction	15,135
ASSESSED VALUE	78,274
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	78,274
TOTAL JUST VALUE	93,409
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	93,409

PERMIT NUM	DESCRIPTION	AMT	ISSUED
12256	M H	125	03/10/1997
7997	PUMP/UTPOL	30	01/25/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1269/2050	2/18/2014	WD	U	V	39	18,700
GRANTOR: ROBERT L HENRY						
GRANTEE: LUANNE JACKSON						
1269/2049	2/18/2014	WD	U	V	34	19,500
GRANTOR: SUBRANDY LIMITED PART						
GRANTEE: ROBERT L HENRY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S23 E48 N23$.

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	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	500	
2	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	200	
3	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 7,700

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	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 11/06/2019 BY BC Total Acres: 5.01 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 11/18/2025 BY SYS