COMM NW COR SEC, RUN E 1764.35 F
630.19 FT, E 362.10 FT, N 630.19
TO POB.

POLLITT DEANNA G
217 NW ZANZIBAR PLACE
PORT ST LUCIE, FL 34986

2026

25-5S-16-03711-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

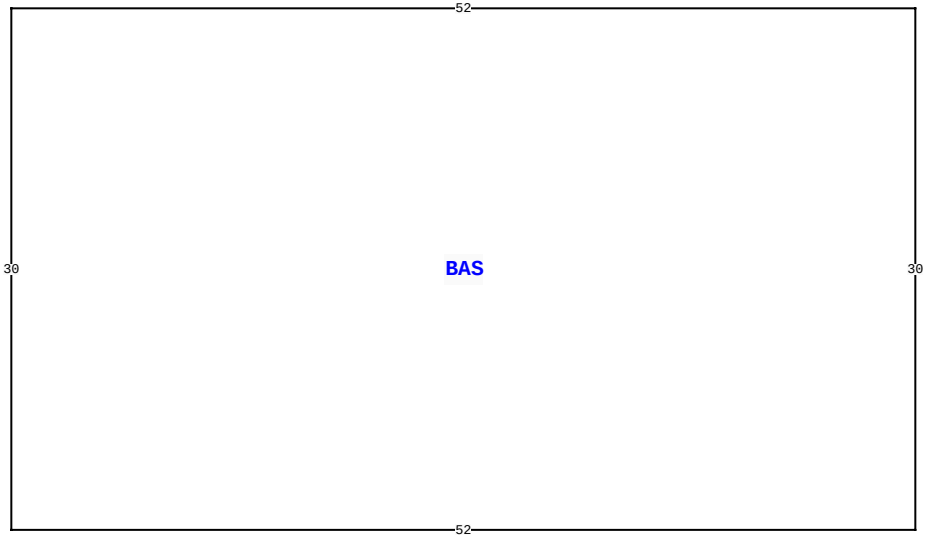
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	25516.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,560	100		1,560	31,983
TOTALS	1,560			1,560	31,983

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0800	02	1,560	113.9000	68.34	106,610	2003	2003	0	0	10	60.00	30.00

1 MOBILE HME 0% - 0 Heated Area: 1560 HX Base Yr



602 SW GAINER DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/10/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	31,983
TOTAL MARKET OB/XF VALUE	8,600
TOTAL LAND VALUE - MARKET	50,100
TOTAL MARKET VALUE	90,683
SOH/AGL Deduction	0
ASSESSED VALUE	90,683
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	90,683
TOTAL JUST VALUE	90,683
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	93,881

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047699	Roof Replacement	7,500	07/19/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1411/2171	5/19/2020	LE	U	I	14	100
GRANTOR: DEANNA G POLLITT (ENH						
GRANTEE: BRIAN S RIX (RMDR)						
1232/0759	3/28/2012	WD	Q	I	01	65,000
GRANTOR: CONNIE SEAY						
GRANTEE: DEANNA GIBBONS POLL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 S30 E52 N30$.

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	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	200	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	500	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0081	DECKING WI	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	300	
5	0081	DECKING WI	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	600	

LAND DESCRIPTION

TOTAL OB/XF 8,600

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

REVIEW DATE 11/05/2019 BY KR Total Acres: 5.01 Total Land Value: 50,100 Market: 0 Agricultural: 0 Common: 50,100 PRINTED 11/19/2025 BY SYS