AKA LOT 21-A BIG OAKS UNREC: COM
725.77 FT FOR POB, CONT E 403.35
TO N R/W OF A 60 FT EASEMENT, W

GENIS MICHIEL C/GENIS CAROLINA
4045 SE 17TH LN
OCALA, FL 34471

2026

26-5S-16-03717-128

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

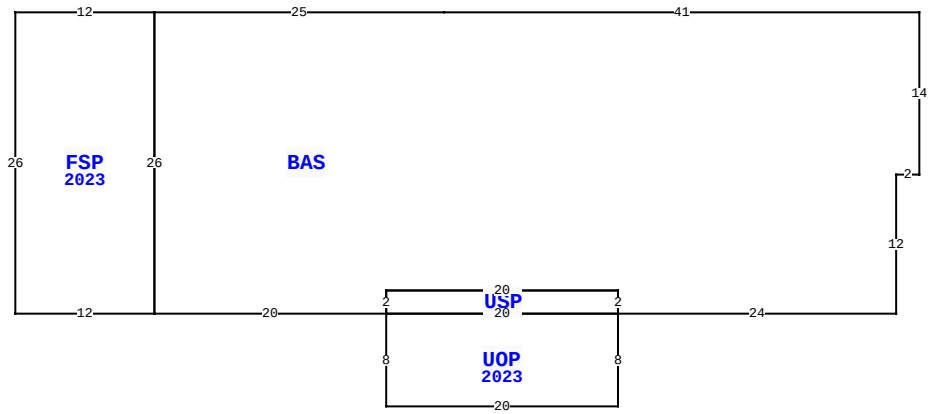
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	26516.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,652	100		1,652	40,646
FSP	312	40	2023	125	3,076
UOP	160	25	2023	40	984
USP	40	35		14	344
TOTALS	2,164			1,831	45,050

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,831	102.5100	61.51	112,625	1993	1993	0	0	0	60.00	40.00

3 MOBILE HME 0% - 2025 Heated Area: 1652 HX Base Yr



109 SW GAZELLE GLN, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/10/2024 MLU
INC DATE		AG DATE	04/28/2023 SC

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	45,050
TOTAL MARKET OB/XF VALUE	11,100
TOTAL LAND VALUE - MARKET	61,900
TOTAL MARKET VALUE	118,050
SOH/AGL Deduction	0
ASSESSED VALUE	118,050
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	118,050
TOTAL JUST VALUE	118,050
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	118,050

BLDG:1:1: REBEL MH

XFOB:1:1: REBEL MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054411	Storage Building	42,048	11/06/2025
25496	SFR	483	02/06/2007
7309	M H	60	06/25/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1530/131	12/23/2024	WD	Q	I	01	144,000

GRANTOR: HOMRICH MONIQUE MARIE

GRANTEE: GENIS MICHIEL C

1467/1074	5/20/2022	WD	Q	I	01	148,000

GRANTOR: GARWOOD ROLAND

GRANTEE: HOMRICH MONIQUE MAR

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W41 W25 S26 E20 N2 E20 S2 E24 N12 E2 N14 $
USP=[ORIG=-46,26] E20 N2 W20 S2 $
UOP=[YR=2023;ORIG=-26,26] W20 S8 E20 N8 $
FSP=[YR=2023;ORIG=-66,0] W12 S26 E12 N26 $
.

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			3	100	7,000	
2	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	400	
3	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	1,200	
4	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	1,200	
5	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	300	
6	0081	DECKING WI	0	0	0	0	1.00	UT	1,000.00	1,000.00	100	2025	2024		100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 11,100

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	6.19	AC		1.00	1.00	1.00	10,000.00	10,000.00	61,900							

REVIEW DATE 02/03/2025 BY TP Total Acres: 6.19 Total Land Value: 61,900 Market: 0 Agricultural: 0 Common: 61,900 PRINTED 11/19/2025 BY SYS