

COMM SE COR, RUN W 30 FT TO W R/
POB, RUN N 317.58 FT, W 626.31 F
E 626.41 FT TO POB. (AKA LOT 6 R

NEWTON ROBERT TODD/NEWTON BRENDA LEE
20300 SW 344TH ST
HOMESTEAD, FL 33034

2025

26-7S-16-04335-009



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	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
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	26716.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,248	100	2024	1,248	92,137
TOTALS	1,248			1,248	92,137

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0294	SHED WOOD/	0	100	14	14	196.00	UT	7.50
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0200	C	MBL HM	100		A-1	0.00	0.00	4.57

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,248	115.5000	108.57	135,495	2010	2010	0	0	0	32.00	68.00
2 MANUF 1		100% - 2024			Heated Area: 1248				HX Base Yr 2024			
24 52 24 52 BAS 2024												

BLD DATE		LGL DATE	05/14/2024	MLU
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COLUMBIA COUNTY PROPERTY												
PAGE 1 of 1												
VALUATION SUMMARY												
VALUATION BY												
STANDARD												
Tax Group: 3												
Tax Dist:												
BUILDING MARKET VALUE												
92,137												
TOTAL MARKET OB/XF VALUE												
8,470												
TOTAL LAND VALUE - MARKET												
45,700												
TOTAL MARKET VALUE												
146,307												
SOH/AGL Deduction												
0												
ASSESSED VALUE												
146,307												
TOTAL EXEMPTION VALUE												
HX HB												
50,722												
BASE TAXABLE VALUE												
95,585												
TOTAL JUST VALUE												
146,307												
NCON VALUE												
0												
INCOME VALUE												
PREVIOUS YEAR MKT VALUE												
143,203												

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046777	Mobile Home		03/20/2023
10620	M H	125	01/08/1996

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1484/836	2/03/2023	LE U	I	I	14	100			
GRANTOR: NEWTON ROBERT TODD									
GRANTEE: NEWTON ROBERT TODD									
1362/2414	6/20/2018	LE U	I	I	14	100			
GRANTOR: WILLIAM & VIRGINIA NE									
GRANTEE: ROBERT TODD NEWTON									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2024;ORIG=19,15] E52 S24 W52 N24 \$									