

COMM SW COR OF SW1/4, RUN N 664.
CONT N 664.22 FT, E 657.27 FT, S
657.29 FT TO POB. (AKA PARCEL 8

WABOL ERIN/WABOL MARK
14919 113TH AVEUE NORTH
LARGO, FL 33774

2026

30-6S-16-04001-108



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	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual Units	05	CONV 100 0 100

Quality		05	05
DOR CODE		0100 SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC		30616.00	1.00/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,170	100	
FOP	96	30	
TOTALS	1,266		1,199
			133,757

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0166	CONC, PAVMT	0	0	8	10			80.00
2	9947	Septic	0	0	0	0	UT	3,000.00	3,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	0		A-1	0.00	0.00	9.01
2	0000	C	VAC RES	0			0.00	0.00	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,199	126.4800	141.66	169,850	2008	2008	0	0	21.25	78.75
2 SINGLE FAM 0% - 2023 Heated Area: 1170 HX Base Yr											
BAS FOP											
414 SW SAN TUCKNEE TER, FORT WHITE											
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 04/07/2025 MLU											

TOTAL OB/XF													
3,240													

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		133,757	
TOTAL MARKET OB/XF VALUE		3,240	
TOTAL LAND VALUE - MARKET		95,095	
TOTAL MARKET VALUE		232,092	
SOH/AGL Deduction		0	
ASSESSED VALUE		232,092	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		232,092	
TOTAL JUST VALUE		232,092	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		234,215	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26531	SFR	382	12/19/2007

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE	
1476/285	9/23/2022	WD	Q	I	01	200,000	
GRANTOR: RAY STEVEN C							
GRANTEE: WABOL ERIN							
1135/0789	10/27/2007	WD	Q	I	04	100	
GRANTOR: BULLARD MANAGEMENT SE							
GRANTEE: STEVEN C & SHARON E							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W45 S26 E15 FOP= S6 E16 N6 W16\$ E30 N26\$.									