

(AKA LOT 12 PINE FOREST UNREC).
SE1/4 OF SE1/4, RUN E 715.15 FT,
533.24 FT, N 2072.93 FT FOR POB,

PETSCH ANDREW S/PETSCH MICHELE N
1541 CARROLL ST
CLEARWATER, FL 33755

2026

31-5S-16-03744-412



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 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	02	02 100
Kitchen Adjus	01	01 100

Quality		05 05			
DOR CODE		0200 MOBILE HOME			
MAP NUM				MKT AREA	02
NEIGHBORHOOD/LOC		31516.040		1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1, 216	100		1, 216	26, 241
UEP	160	70		112	2, 417
TOTALS	1, 376			1, 328	28, 658

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	
4	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	
5	0031	BARN,MT AE	0	0	24	30	720.00	UT	11.00	11.00	
6	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	
7	0251	LEAN TO W/	0	0	0	0	1.00	UT	0.00	0.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSD
1	0200	C	MBL HM	0		A-1	0.00	0.00	12.55	AC	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0800	02	1,328	89.9100	53.95	71,646	1999	1999	0	0	0	60.00	40.00	
1 MOBILE HME 0% - 0 Heated Area: 1216 HX Base Yr													
227 SW BRIGADE GLN, LAKE CITY													
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 04/08/2025 MLU													

TOTAL OB/XF 17,620													
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2005	2005
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100		
4	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2020	2020
5	0031	BARN,MT AE	0	0	24	30	720.00	UT	11.00	11.00	100	2020	2020
6	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2020	2020
7	0251	LEAN TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2020	2020

TOTAL OB/XF 17,620													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND
1	0200	C	MBL HM	0		A-1	0.00	0.00	12.55	AC		1.00	1.00

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		28,658	
TOTAL MARKET OB/XF VALUE		17,620	
TOTAL LAND VALUE - MARKET		94,125	
TOTAL MARKET VALUE		140,403	
SOH/AGL Deduction		15,994	
ASSESSED VALUE		124,409	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		124,409	
TOTAL JUST VALUE		140,403	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		140,403	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1365/2617	7/31/2018	QC	U	I	11	100	
GRANTOR: ANDREW S PETSCH							
GRANTEE: ANDREW S PETSCH & M							
1298/0836	7/17/2015	WD	U	I	12	39,500	
GRANTOR: CAMPUS USA CREDIT UNI							
GRANTEE: ANDREW S PETSCH							

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W76 S16 E46 UEP= S10 E16 N10 W16\$ E30 N16\$.													