LOT 3 COUNTRY MEADOW S/D.
824-874, WD 1016-784, WD 1051-12

SELTZER LANCE/SELTZER JOANNE
820 GREENBRIAR AVE
DAVIE, FL 33325

2025

33-5S-16-03751-103

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		4 100
Bathrooms		3 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	05	05

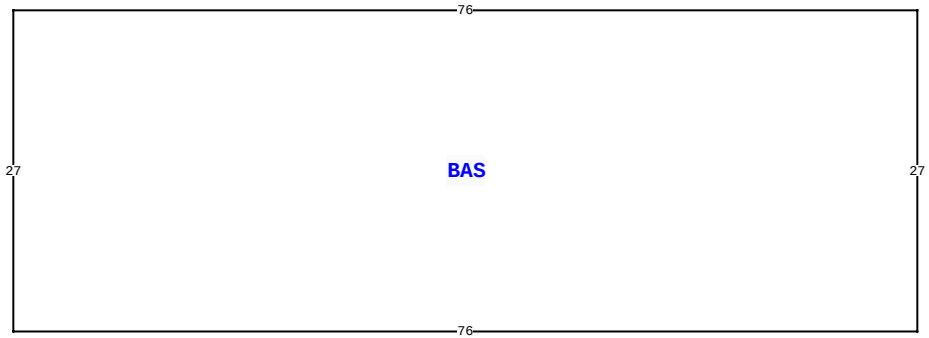
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	33516.010	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,052	100		2,052	44,873
TOTALS	2,052			2,052	44,873

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,052	91.1200	54.67	112,183	1997	1997	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 2052 HX Base Yr



12686 SW STATE ROAD 47 , FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	44,873
TOTAL MARKET OB/XF VALUE	11,022
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	110,895
SOH/AGL Deduction	22,900
ASSESSED VALUE	87,995
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	87,995
TOTAL JUST VALUE	110,895
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	97,018

PRMT:1:1: LOT 3 BARNETT

PERMIT NUM	DESCRIPTION	AMT	ISSUED
12518	M H	125	05/15/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1356/0156	3/19/2018	WD	Q	I	01	65,000
GRANTOR: WALTER C WRIGHT JR &						
GRANTEE: LANCE & JOANNE SELT						
1051/1249	6/30/2005	WD	Q	I		132,500
GRANTOR: DURBIN						
GRANTEE: WRIGHT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S27 E76 N27$.

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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2004	2004	3	100	1,200	
2	0210	GARAGE U	0	0	28	28	784.00	UT	18.00	18.00	20	2004	2004	3	20	2,822	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 11,022

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	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 02/12/2020 BY BC Total Acres: 5.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/15/2025 BY SYS