

COMM NW COR OF E1/2, S 1386.91 F
1341.50 FT, S 268.37 FT, W 1343.
FT TO POB. (AKA PARCEL "D" RUMPH

SCHLIEBNER NINA T/PEDERSEN JOHN
4440 SW 35TH TER
GAINESVILLE, FL 32608

2026

33-6S-17-09834-204



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		2 100
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		02
NEIGHBORHOOD/LOC	33617.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,356	100		2,356	35,208
TOTALS	2,356			2,356	35,208

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00
6	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00
7	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00
8	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00
9	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00

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	0		A-1	0.00	0.00	18.43

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND	
0200	02	2,356	91.1200	74.72	176,040	1999	1999	0	0	50	45.00	20.00	
1 MANUF 1 0% - 2024 Heated Area: 2356 HX Base Yr													
31 BAS 31													
699 SW OLD LAKE CITY TER, HIGH SPRINGS													
BLD DATE XF DATE INC DATE													
LGL DATE LAND DATE AG DATE													
04/08/2025 MLU													

L N	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	50	1999	1999	3	50	600	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
6	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	800	
7	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	
8	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	
9	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	

TOTAL OB/XF									
9,100									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0200	C	MBL HM	0		A-1	0.00	0.00	18.43

COLUMBIA COUNTY PROPERTY													
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VALUATION SUMMARY													
VALUATION BY										STANDARD			
Tax Group: 3										Tax Dist:			
BUILDING MARKET VALUE										35,208			
TOTAL MARKET OB/XF VALUE										9,100			
TOTAL LAND VALUE - MARKET										165,870			
TOTAL MARKET VALUE										210,178			
SOH/AGL Deduction										0			
ASSESSED VALUE										210,178			
TOTAL EXEMPTION VALUE										0			
BASE TAXABLE VALUE										210,178			
TOTAL JUST VALUE										210,178			
NCON VALUE										0			
INCOME VALUE													
PREVIOUS YEAR MKT VALUE										210,178			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18024	M H	125	03/08/2001
15861	M H	125	08/04/1999

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1545/1382	7/10/2025	WD	U	I	38	168,300	
GRANTOR: CUPP WILLIAM							
GRANTEE: PEDERSEN JOHN							
1114/1583	3/19/2007	WD	Q	I	01	100	
GRANTOR: NINI T SCHLIBENER & W							
GRANTEE: NINI T SCHLIBENER &							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W76 S31 E76 N31\$.									