

THAT PART OF THE FOLLOWING DESC  
WITHIN COLUMBIA COUNTY: COMM SE  
SW1/4, RUN N 876.5 FT FOR POB, R

TORRESE MARK J SR  
130 NW HOBBIT GLN  
WELLBORN, FL 32094

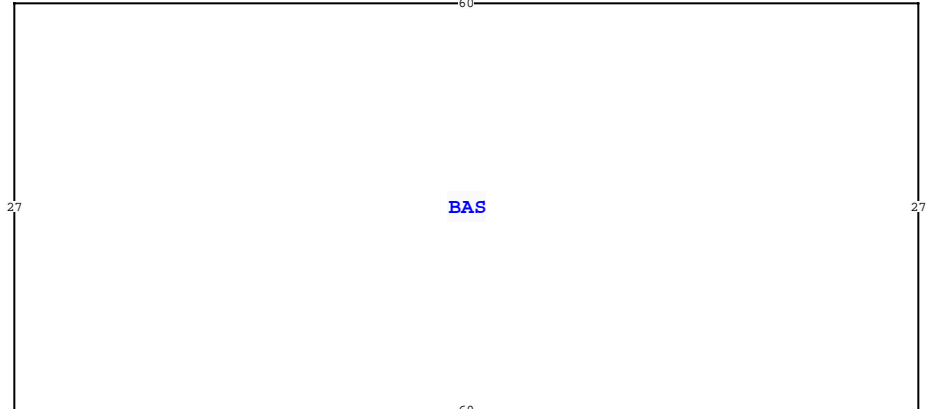
2025

35-2S-15-00111-111



| BUILDING CHARACTERISTICS |                  | CONSTRUCTION |        |
|--------------------------|------------------|--------------|--------|
| ELEMENT                  | CD               |              |        |
| Exterior Wall            | 31               | VINYL SID    | 100    |
| Roof Structur            | 03               | GABLE/HIP    | 100    |
| Roof Cover               | 14               | PREFIN MT    | 100    |
| Interior Wall            | 05               | DRYWALL      | 100    |
| Interior Floor           | 14               | CARPET       | 90     |
| Interior Floor           | 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    |
| Architectural            | 01               | CONV         | 100    |
| Units                    |                  | 0            | 100    |
| Condition Adj            | 03               | 03           | 100    |
| Kitchen Adjus            | 01               | 01           | 100    |
| Quality                  | 05               | 05           |        |
| DOR CODE                 | 5000 IMPROVED AG |              |        |
| MAP NUM                  |                  | MKT AREA     | 01     |
| NEIGHBORHOOD/LOC         | 35215.00 1.00/   |              |        |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE  | YEAR   |
| BAS                      | 1,620            | 100          |        |
| TOTALS                   | 1,620            |              | 98,750 |

| MARKET ADJUSTMENTS                                    |     |           |             |                |                |      |      |      |      |       |        |
|---|-----|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|
| TYPE  | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM  | % COND |
| 0201  | 02  | 1,620     | 117.9000    | 110.83         | 179,545        | 2002 | 2002 | 0    | 0    | 45.00 | 55.00  |
| 1 MANUF 1 0% - 2024 Heated Area: 1620 HX Base Yr 2024 |     |           |             |                |                |      |      |      |      |       |        |



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|---------------------------|-----------|-------------|----------|
| VALUATION SUMMARY         |           |             |          |
| VALUATION BY              |           |             | STANDARD |
| Tax Group: 3              | Tax Dist: |             |          |
| BUILDING MARKET VALUE     |           |             | 201,119  |
| TOTAL MARKET OB/XF VALUE  |           |             | 48,600   |
| TOTAL LAND VALUE - MARKET |           |             | 89,100   |
| TOTAL MARKET VALUE        |           |             | 270,642  |
| SOH/AGL Deduction         |           |             | 465      |
| ASSESSED VALUE            |           |             | 270,177  |
| TOTAL EXEMPTION VALUE     | HX HB     |             | 50,722   |
| BASE TAXABLE VALUE        |           |             | 219,455  |
| TOTAL JUST VALUE          |           |             | 338,819  |
| NCON VALUE                |           |             | 0        |
| INCOME VALUE              |           |             |          |
| PREVIOUS YEAR MKT VALUE   |           |             | 308,930  |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED     |
|------------|-------------|-----|------------|
| 19445      | M H         | 125 | 04/18/2002 |
| 19446      | M H         | 125 | 04/18/2002 |

| SALES DATA                     |            |           |     |     |        |            |
|--------------------------------|------------|-----------|-----|-----|--------|------------|
| OFF RECORD Number              | DATE       | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 1484/24                        | 1/24/2023  | QC        | U   | I   | 11     | 100        |
| GRANTOR: TORRESE JOHN C        |            |           |     |     |        |            |
| GRANTEE: TORRESE MARK J SR     |            |           |     |     |        |            |
| 0916/1975                      | 12/20/2000 | WD        | Q   | V   | 03     | 165,400    |
| GRANTOR: MICHAEL & DONNA PARSO |            |           |     |     |        |            |
| GRANTEE: JOHN C & ERIC S TOR   |            |           |     |     |        |            |

| EXTRA FEATURES |            |             |         |     |    |       |      |       |                |           |         |             |   |        |                 |       |
|----------------|------------|-------------|---------|-----|----|-------|------|-------|----------------|-----------|---------|-------------|---|--------|-----------------|-------|
| 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       | 100 | 0  | 0     | 1.00 | UT    | 1,200.00       | 100       | 1974    | 1974        | 3 | 100    | 1,200           |       |
| 2              | 0296       | SHED METAL  | 0       | 100 | 0  | 0     | 1.00 | UT    | 0.00           | 100       | 2005    | 2005        | 3 | 100    | 1,200           |       |
| 3              | 0190       | FPLC PF     | 0       | 0   | 0  | 0     | 1.00 | UT    | 1,200.00       | 100       | 2002    | 2002        | 3 | 100    | 1,200           |       |
| 4              | 0261       | PRCH, UOP   | 0       | 100 | 0  | 0     | 1.00 | UT    | 0.00           | 100       | 2016    | 2016        | 3 | 100    | 800             |       |
| 5              | 9945       | Well/Sept   | 0       | 100 | 0  | 0     | 1.00 | UT    | 7,000.00       | 100       |         |             | 3 | 100    | 7,000           |       |
| 6              | 0081       | DECKING WI  | 0       | 100 | 0  | 0     | 1.00 | UT    | 0.00           | 100       | 2016    | 2016        | 3 | 100    | 200             |       |
| 7              | 0030       | BARN, MT    | 0       | 100 | 30 | 64    | 1.00 | UT    | 30,000.00      | 100       | 2023    | 2022        |   | 100    | 30,000          |       |
| 8              | 9945       | Well/Sept   | 0       | 0   | 0  | 0     | 1.00 | UT    | 7,000.00       | 100       | 2023    | 2022        |   | 100    | 7,000           |       |

| TOTAL OB/XF |         |          |            |           |            |     |     |  |  |  |  | 48,600 |  |  |  |  |  |
|-------------|---------|----------|------------|-----------|------------|-----|-----|--|--|--|--|--------|--|--|--|--|--|
| BLD DATE    | XF DATE | INC DATE | LGL DATE   | LAND DATE | AG DATE    | MLU | SPF |  |  |  |  |        |  |  |  |  |  |
|             |         |          | 04/07/2025 |           | 07/13/2022 |     |     |  |  |  |  |        |  |  |  |  |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|--|
|                |  |  |  |  |  |  |  |  |  |  |  |

| BUILDING DIMENSIONS    |  |  |  |  |  |  |  |  |  |  |  |
|------------------------|--|--|--|--|--|--|--|--|--|--|--|
| BAS= W60 S27 E60 N27S. |  |  |  |  |  |  |  |  |  |  |  |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |           |     | TOTAL OB/XF |        |         |            |                |            |                             |      |         |      |     |    | 48,600 |  |  |  |  |  |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|-------------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|--|--|--|--|--|
| 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 | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |  |  |  |  |  |
| 1                | 0200     | C   | MBL HM               | 100 |     |          | 0.00  | 0.00  | 1.00        | AC        |     | 1.00        | 1.00   | 1.00    | 9,000.00   | 9,000.00       | 9,000      |                             |      |         |      |     |    |        |  |  |  |  |  |
| 2                | 5200     | A   | CROPLAND 2           | 0   |     | A-1      | 0.00  | 0.00  | 7.90        | AC        |     | 1.00        | 1.00   | 1.00    | 370.00     | 370.00         | 2,923      |                             |      |         |      |     |    |        |  |  |  |  |  |
| 3                | 9910     | M   | MKT.VAL.AG           | 0   |     |          | 0.00  | 0.00  | 7.90        | AC        |     | 1.00        | 1.00   | 1.00    | 9,000.00   | 9,000.00       | 71,100     |                             |      |         |      |     |    |        |  |  |  |  |  |
| 4                | 0200     | C   | MBL HM               | 0   |     |          |       |       | 1.00        | AC        |     | 1.00        | 1.00   | 1.00    | 9,000.00   | 9,000.00       | 9,000      |                             |      |         |      |     |    |        |  |  |  |  |  |

