

COMM NE COR OF NW1/4, RUN W 77.2
CR-252, S 485.75 FT FOR POB, RUN
255.03 FT. TO N R/W OF ADRON RD,

SOTO RAMON
12421 SW 253RD ST
HOMESTEAD, FL 33032

2026

35-3S-15-00281-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structure	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 0202 MOBILE HOME/M HOME

MAP NUM MKT AREA 01

NEIGHBORHOOD/LOC 35315.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,064	100		1,064	35,076
FCP	360	25		90	2,967
FOP	264	35		92	3,033
UOP	210	25		52	1,714
UOP	288	25		72	2,374

TOTALS 2,186 1,370 45,163

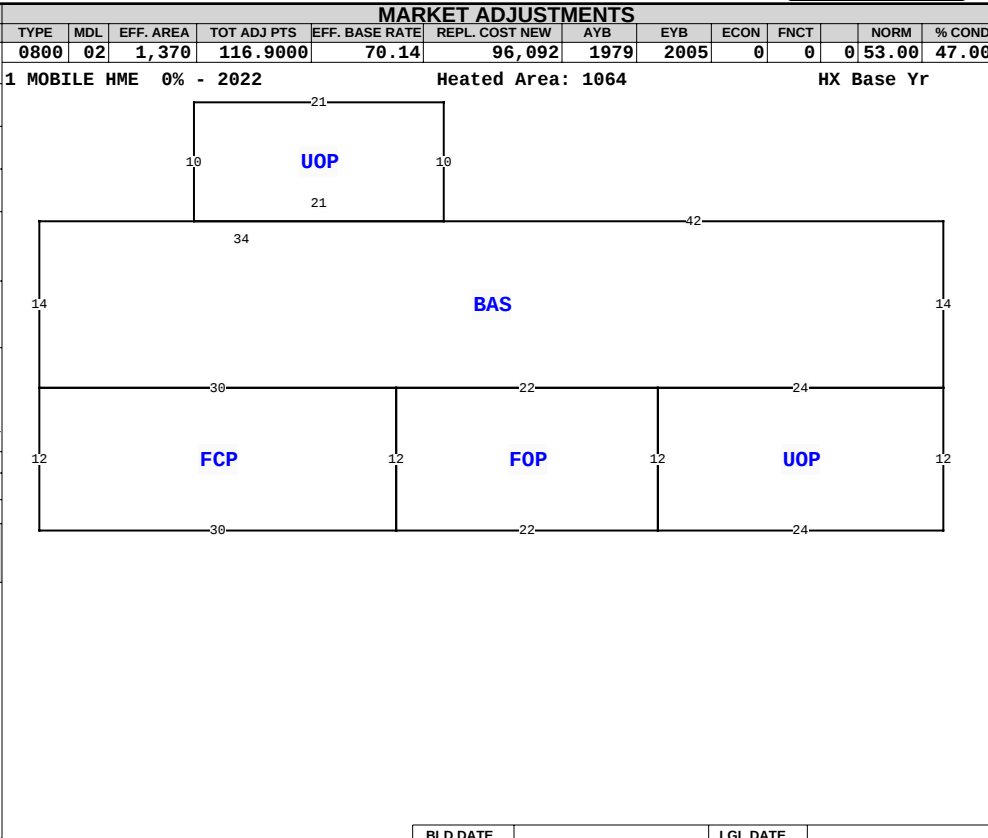
EXTRA FEATURES

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	0294	SHED WOOD/	0	0	22	24	1.00	UT	2,500.00	2,500.00	50	2005	2005	3	50	1,250	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	200	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
5	0296	SHED METAL	0	0	0	0	1.00	UT	400.00	400.00	100	2024	2023		100	400	

LAND DESCRIPTION

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	0		A-1	0.00	0.00	1.28	AC		1.00	1.00	1.00	18,000.00	18,000.00	23,040							

REVIEW DATE 07/20/2023 BY KS



115 SW ADRON PL, LAKE CITY

TOTAL OB/XF																	11,850
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TOTAL OB/XF																	11,850
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Total Acres: 1.28 Total Land Value: 23,040 Market: 0 Agricultural: 0 Common: 23,040

COLUMBIA COUNTY PROPERTY PAGE 1 of 2 3

VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE		82,866
TOTAL MARKET OB/XF VALUE		11,850
TOTAL LAND VALUE - MARKET		23,040
TOTAL MARKET VALUE		117,756
SOH/AGL Deduction		0
ASSESSED VALUE		117,756
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		117,756
TOTAL JUST VALUE		117,756
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		124,809

XFOB:1:1: FLEETWOOD MH

SALE:1:1: .70 DOC STAMPS

PERMIT NUM	DESCRIPTION	AMT	ISSUED
36884	RECONNECT	0	06/22/2018
36884	RECONNECT	75	06/22/2018
36138	PUMP/UTPOL	50	12/29/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1432/2041	3/15/2021	WD	Q	I	01	110,000

GRANTOR: SMITH DEAN

GRANTEE: SOTO RAMON

1345/2071 9/29/2017 WD Q I 01 30,000

GRANTOR: WINONA SHEARER

GRANTEE: DEAN & DIANE SMITH

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W42 UOP= N10 W21 S10 E21\$ W34 S14 FCP= S12 E30 N12W30\$ E30 FOP= S12 E22 N12 W22\$ E22 UOP= S12 E24 N12 W24\$ E24 N14\$.

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