W1/2 OF SE1/4 OF NW1/4 OF SE1/4
50 FT RD.

MCCOMBS FAMILY TRUST U/A/D 09/04/2024
41 SW 5TH STREET
DANIA BEACH, FL 33004

2026

35-4S-17-09030-014

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	02	02

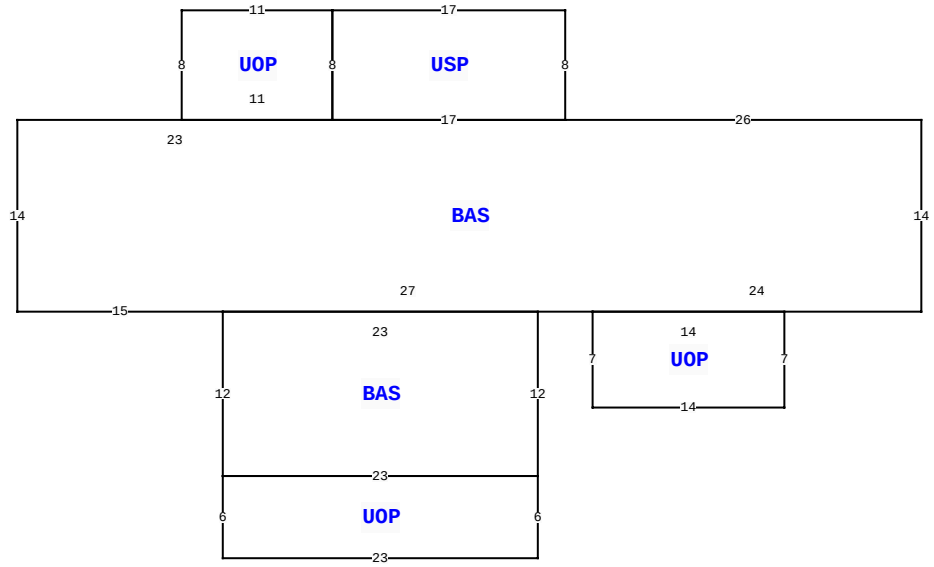
DOR CODE	2802	MH PARK	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	35417.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	276	100		276	6,413
BAS	924	100		924	21,470
UOP	88	25		22	511
UOP	98	25		24	558
UOP	138	25		34	790
USP	136	35		48	1,115
TOTALS	1,660			1,328	30,858

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	96.8150	58.09	77,144	1981	1981	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 1200 HX Base Yr



116 SE PERFECT CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/22/2022 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	30,858
TOTAL MARKET OB/XF VALUE	16,100
TOTAL LAND VALUE - MARKET	38,160
TOTAL MARKET VALUE	85,118
SOH/AGL Deduction	0
ASSESSED VALUE	85,118
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	85,118
TOTAL JUST VALUE	85,118
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	85,118

PERMIT NUM	DESCRIPTION	AMT	ISSUED
14792	M H	125	12/14/1998
7382	PUMP/UTPOL	25	07/15/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1523/1481	9/04/2024	QC	U	I	11	100
GRANTOR: MCCOMBS TERRELL						
GRANTEE: MCCOMBS FAMILY TRUS						
1151/0412	4/24/2008	WD	Q	I	01	40,000
GRANTOR: GAYNEL WERTZ(SURV SPO						
GRANTEE: TERRELL MCCOMBS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 USP= N8 W17 S8 E17$ W17 UOP= N8 W11 S8 E11 $W23 S14 E15 BAS= S12 UOP= S6 E23 N6 W23$ E23 N12 W23$ E27 UOP= S7 E14 N7 W14 $ E24 N14$.

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	0259	MHP HOOKUP	0	0	0	0	6.00	UT	4,300.00	4,300.00	25	0	0	3	25	6,450	
2	0294	SHED WOOD/	0	0	12	12	1.00	UT	0.00	0.00	100	0	0	3	100	500	
3	0070	CARPORT UF	0	0	11	20	1.00	UT	0.00	0.00	100	0	0	3	100	200	
4	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	0294	SHED WOOD/	0	0	10	12	1.00	UT	0.00	0.00	100	1993	1993	3	100	750	
6	0210	GARAGE U	0	0	24	24	1.00	UT	800.00	800.00	50	0	0	3	50	400	
7	0070	CARPORT UF	0	0	9	24	1.00	UT	300.00	300.00	50	0	0	3	50	150	
8	0070	CARPORT UF	0	0	9	24	1.00	UT	300.00	300.00	50	0	0	3	50	150	
9	0255	MBL HOME S	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 16,100

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	AC		1.00	1.00	1.00	8,000.00	8,000.00	8,000							
2	2810	C	MH PARK	0		A-1	0.00	0.00	3.77	AC		1.00	1.00	1.00	8,000.00	8,000.00	30,160							

REVIEW DATE 07/14/2017 BY DF Total Acres: 4.77 Total Land Value: 38,160 Market: 0 Agricultural: 0 Common: 38,160 PRINTED 11/19/2025 BY SYS