N1/2 OF S1/2 OF SE1/4 OF NW1/4 L
FT CO RD.

BAIN MARIE M/TIMOGENE CLAUDE B
325 NORMANDY DR
INDIALANTIC, FL 32903

2026

35-4S-17-09030-022

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

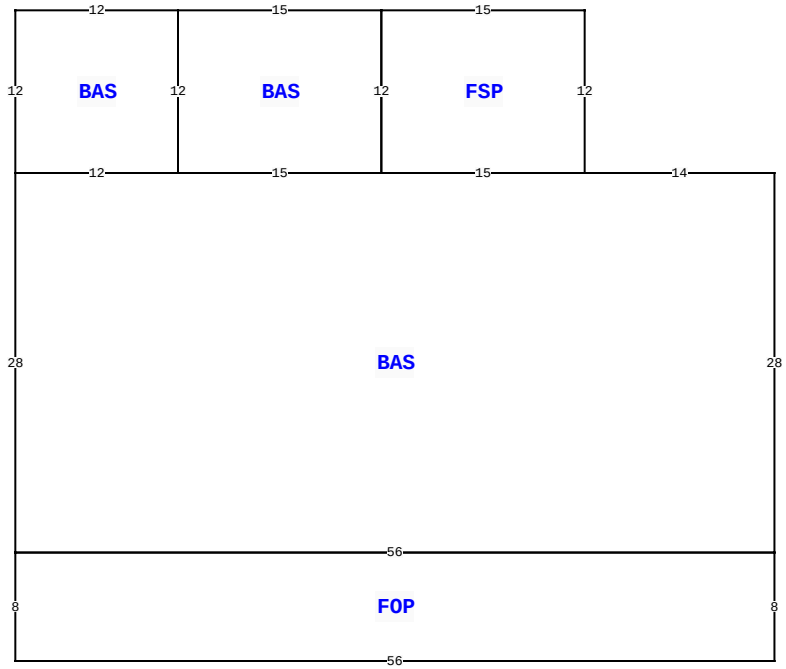
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	03	03
DOR CODE	0200	MOBILE HOME
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	144	100		144	2,886
BAS	180	100		180	3,608
BAS	1,568	100		1,568	31,429
FOP	448	35		157	3,147
FSP	180	40		72	1,443
TOTALS	2,520			2,121	42,513

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,121	83.5200	50.11	106,283	1981	2000	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2023 Heated Area: 1892 HX Base Yr



249 SE MAYHALL TER, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	42,513
TOTAL MARKET OB/XF VALUE	9,250
TOTAL LAND VALUE - MARKET	39,760
TOTAL MARKET VALUE	91,523
SOH/AGL Deduction	0
ASSESSED VALUE	91,523
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	91,523
TOTAL JUST VALUE	91,523
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	91,523

SALE:1:1: DIVORCE SETTLEMENT

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053186	Roof Replacement	16,000	05/21/2025
000052114	Electrical Servic	0	01/20/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1459/1343	2/14/2022	WD	Q	I	01	125,000
GRANTOR: BROCK-HARDEE JORDAN						
GRANTEE: BAIN MARIE M						
1412/0396	5/20/2020	WD	U	I	30	100
GRANTOR: AMBER SHUL FKA AMBER						
GRANTEE: JORDAN BROCK-HARDEE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 FSP= N12 W15 S12 E15$ W15 BAS= N12 W15 S12 E15$
W15BAS= N12 W12 S12 E12$ W12 S28 FOP= S8 E56 N8 W56$E56 N28$.

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	0258	PATIO	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
2	0040	BARN,POLE	0	0	20	38	1.00	UT	0.00	0.00	100	0	0	3	100	550	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0294	SHED WOOD/	0	0	8	12	1.00	UT	0.00	0.00	100	0	0	3	100	100	
5	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2016	2016	3	100	1,200	
6	0081	DECKING WI	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 9,250

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	4.97	AC		1.00	1.00	1.00	8,000.00	8,000.00	39,760							

REVIEW DATE 07/08/2025 BY chuck Total Acres: 4.97 Total Land Value: 39,760 Market: 0 Agricultural: 0 Common: 39,760 PRINTED 11/19/2025 BY SYS