

N1/2 OF N1/2 OF NE1/4 OF NE1/4
EX RD R/W. (AKA LOT 1 RUM
ISLAND RANCHES UNTI 2 UNREC).

GREEAR VERN/GREEAR JANET
1359 HOMESTEAD DR
PALM HARBOR, FL 34683

2025

35-7S-16-04346-013



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 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
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality	03	03
DOR CODE	0200 MOBILE HOME	
MAP NUM		02
NEIGHBORHOOD/LOC	35716.010	1.00/

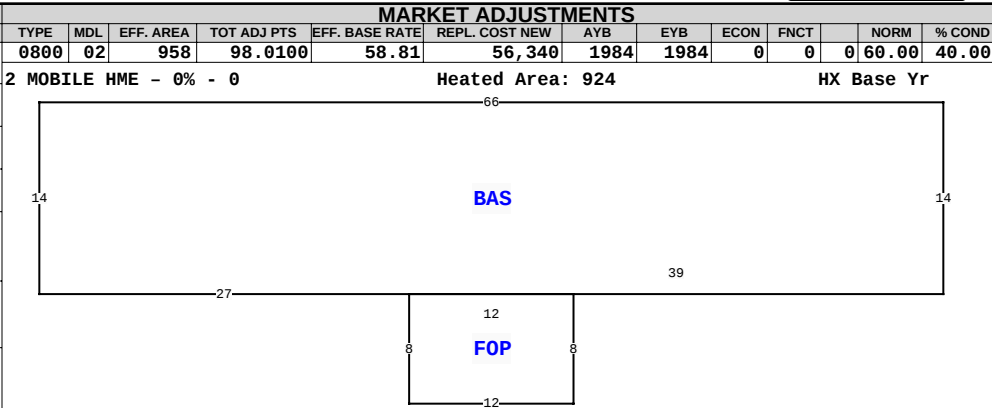
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	21,736
FOP	96	35		34	800
TOTALS	1,020			958	22,536

EXTRA FEATURES					
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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	0296	SHED METAL	0	0	8	10			80.00	UT	5.00				200	
2	0080	DECKING	0	0	12	20			240.00	UT	5.00				1,200	
3	9945	Well/Sept	0	0	0	0			1.00	UT	7,000.00				7,000	
4	9947	Septic	0	0	0	0			1.00	UT	3,000.00				3,000	

LAND DESCRIPTION			TOTAL OB/XF 11,400													
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
1	0102	C	SFR/MH	0		A-1	0.00	0.00	5.00	AC		1.00	1.00	1.00	9,500.00	9,500.00
2	0000	C	VAC RES	0		00	0.00	0.00	5.00	AC		1.00	1.00	1.00	9,500.00	9,500.00

REVIEW DATE	07/13/2015	BY	DF
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238 SW COBRA DR, FORT WHITE

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

04/07/2025 MLU

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	958	98.0100	58.81	56,340	1984	1984	0	0	0 60.00	40.00

COLUMBIA COUNTY PROPERTY

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VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		22,536
TOTAL MARKET OB/XF VALUE		11,400
TOTAL LAND VALUE - MARKET		95,000
TOTAL MARKET VALUE		128,936
SOH/AGL Deduction		38,537
ASSESSED VALUE		90,399
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		90,399
TOTAL JUST VALUE		128,936
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		119,476

PERMIT NUM	DESCRIPTION	AMT	ISSUED
10098	M H	125	08/18/1995
9974	M H	125	07/19/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1305/1329	7/31/2015	QC	U	I	11	22,500
GRANTOR: PAUL & ROBERTA MILLAR						
GRANTEE: VERN & JANET GREEAR						
0887/2403	9/02/1999	WD	Q	I		38,000
GRANTOR: CARPEZZA-HUNTER						
GRANTEE: MILLARD-GREEAR (1/2						

BUILDING NOTES																
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BUILDING DIMENSIONS																
BAS= W66 S14 E27 FOP= S8 E12 N8 W12\$ E39 N14\$.																

Total Acres: 10.00	Total Land Value: 95,000	Market: 0	Agricultural: 0	Common: 95,000	PRINTED 06/23/2025 BY SYS
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