

W 332 FT OF E 372 FT OF N1/2 OF  
EX COMM NE COR OF SE1/4, W 39.95  
FOR POB, W 20 FT, S 20 FT, E 20

VILLAR ANA M  
10343 WITTENBERG WAY  
ORLANDO, FL 32832

**2026**

36-3S-15-00302-011  
VALUATION SUMMARY

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	08	SHT VINYL	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	36315.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,836	100	2025
TOTALS	1,836		2025

MARKET ADJUSTMENTS																								
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND													
1	MANUF	2	0%	- 2025	Heated Area: 1836			HX Base Yr																
<div style="border: 1px solid black; width: 100%; height: 100%; display: flex; align-items: center; justify-content: center;"> <span style="color: blue; font-weight: bold;">BAS 2025</span> </div>																								
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td>04/07/2025</td> <td>MLU</td> <td></td> </tr> </tbody> </table>													BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE				04/07/2025	MLU	
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			04/07/2025	MLU																				

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			202,167
TOTAL MARKET OB/XF VALUE			7,000
TOTAL LAND VALUE - MARKET			90,117
TOTAL MARKET VALUE			299,284
SOH/AGL Deduction			0
ASSESSED VALUE			299,284
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			299,284
TOTAL JUST VALUE			299,284
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			299,284

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050417	Mobile Home		07/23/2024
000050405	Right-of-Way Acce		07/22/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1514/1108	5/09/2024	WD	U	V	11	0
GRANTOR: EDSON JOHN MARK						
GRANTEE: VILLAR ANA M						
1513/2295	4/24/2024	WD	Q	V	01	115,000
GRANTOR: EDSON JOHN MARK						
GRANTEE: VILLAR ANA M						

EXTRA FEATURES		142 SW WAVERLY LN, LAKE CITY														
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	9945	Well/Sept	0	0	0	1.00	UT	7,000.00	7,000.00	100	2025	2024		100	7,000	

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
1	0200	C	MBL HM	0					10.01	AC		1.00	1.00	1.00	9,000.00	9,000.00

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2025;ORIG=19,17] E68 S27 W68 N27 \$	

TOTAL OB/XF 7,000																
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	0200	C	MBL HM	0					10.01	AC		1.00	1.00	1.00	9,000.00	9,000.00