LOT 8 BLOCK E SPRING HILLS.

671-710A, 756-232, WD 1460-2460,

CHEREPENINA ELENA
2400 FEATHER SOUND DR, APT 1428
CLEARWATER, FL 33762

2026

36-5S-15-00488-090

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

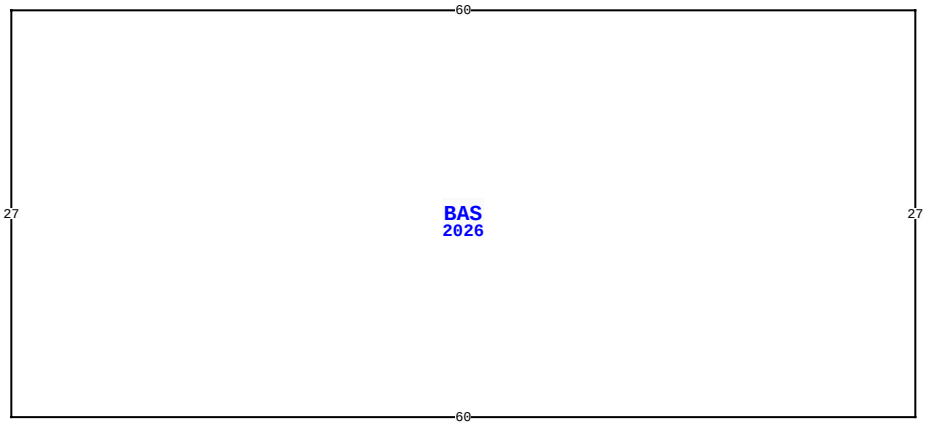
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		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 02
NEIGHBORHOOD/LOC	36515.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100	2026	1,620	178,383
TOTALS	1,620			1,620	178,383

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,620	113.5000	112.36	182,023	2025	2025	0	0	0	2.00	98.00

1 MANUF 2 0% - 2026 Heated Area: 1620 HX Base Yr



320 SW HICKORY GLN, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	178,383
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	13,000
TOTAL MARKET VALUE	198,383
SOH/AGL Deduction	0
ASSESSED VALUE	198,383
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	198,383
TOTAL JUST VALUE	198,383
NCON VALUE	185,383
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	13,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052799	Mobile Home		04/02/2025
000052676	Right-of-Way Acce		03/24/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1531/2438	1/17/2025	WD	Q	V	01	22,000
GRANTOR: BAKER TERRY FRANK						
GRANTEE: CHEREPENINA ELENA						
1466/2594	3/21/2022	WD	Q	V	01	15,000
GRANTOR: MORNINGSTAR LAND LLC						
GRANTEE: BAKER TERRY FRANK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=19,11] E60 S27 W60 N27 $
.

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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	2026	2025		100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	153.00	305.00	1.00	LT		1.00	1.00	1.00	13,000.00	13,000.00	13,000							

REVIEW DATE 06/03/2025 BY randall Total Acres: 1.07 Total Land Value: 13,000 Market: 0 Agricultural: 0 Common: 13,000 PRINTED 11/07/2025 BY SYS