

LOT 76 UNIT 12 THREE RIVERS ESTA
750-2090, 793-956, WD 1562-2280,

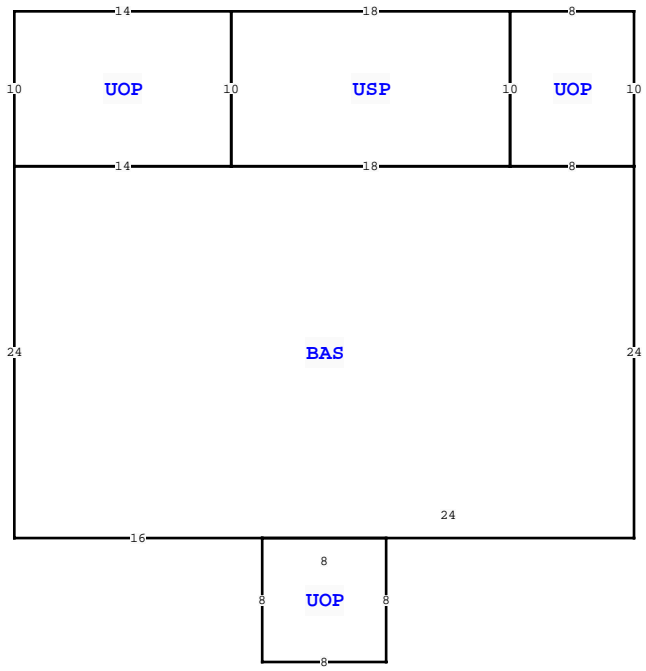
MARTINEZ GUSTAVO/FERNANDEZ DAYANA
17011 NORTH BAY RD, APT 119
SUNNY ISLES BEACH, FL 33160

2026

00-00-00-00865-076

| BUILDING CHARACTERISTICS | |
|--------------------------|-------------------|
| ELEMENT | CD |
| Exterior Wall | 05 AVERAGE 100 |
| Roof Structur | 03 GABLE/HIP 100 |
| Roof Cover | 01 MINIMUM 100 |
| Interior Wall | 05 DRYWALL 100 |
| Interior Floor | 14 CARPET 90 |
| Interior Floor | 08 SHT VINYL 10 |
| Air Condition | 03 CENTRAL 100 |
| Heating Type | 04 AIR DUCTED 100 |
| Bedrooms | 3 100 |
| Bathrooms | 2 100 |
| Stories | 1. 1. 100 |
| Architectual | 01 CONV 100 |
| Units | 0 100 |
| Condition Adj | 03 03 100 |
| Kitchen Adjus | 01 01 100 |

| MARKET ADJUSTMENTS | | | | | | | | | | | | | |
|---|-----|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|--|--|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | | |
| 0800 | 02 | 1,094 | 106.9000 | 64.14 | 70,169 | 1988 | 1988 | 0 | 0 | 60.00 | 40.00 | | |
| 1 MOBILE HME 100% - 0 Heated Area: 960 HX Base Yr | | | | | | | | | | | | | |



| | | | | | |
|------------------|------------------|-------------|------|--------------|----------------------|
| Quality | 05 05 | | | | |
| DOR CODE | 0200 MOBILE HOME | | | | |
| MAP NUM | MKT AREA 02 | | | | |
| NEIGHBORHOOD/LOC | 100000.12 1.00/ | | | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS | 960 | 100 | | 960 | 24,630 |
| UOP | 64 | 25 | | 16 | 410 |
| UOP | 80 | 25 | | 20 | 513 |
| UOP | 140 | 25 | | 35 | 898 |
| USP | 180 | 35 | | 63 | 1,616 |
| TOTALS | 1,424 | | | 1,094 | 28,068 |

| | | | |
|----------|--|-----------|----------------|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/14/2026 MLU |
| INC DATE | | AG DATE | |

| EXTRA FEATURES | | | | | | | | | | | | | | | | |
|----------------|------------|-------------|---------|-----|---|-------|------|-------|----------------|-----------|---------|-------------|---|--------|-----------------|-------|
| 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 | 0294 | SHED WOOD/ | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 100 | 2015 | 2015 | 3 | 100 | 400 | |
| 2 | 0252 | LEAN-TO W/ | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 100 | 2015 | 2015 | 3 | 100 | 50 | |
| 3 | 9945 | Well/Sept | 0 | 100 | 0 | 0 | 1.00 | UT | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |

| COLUMBIA COUNTY PROPERTY | | | |
|--|-------------------|-----|-------------|
| VALUATION SUMMARY | | | PAGE 1 of 1 |
| VALUATION BY | | | STANDARD |
| Tax Group: 3 | Tax Dist: | | |
| BUILDING MARKET VALUE | | | 28,068 |
| TOTAL MARKET OB/XF VALUE | | | 7,450 |
| TOTAL LAND VALUE - MARKET | | | 24,000 |
| TOTAL MARKET VALUE | | | 59,518 |
| SOH/AGL Deduction | | | 37,840 |
| ASSESSED VALUE | | | 21,678 |
| TOTAL EXEMPTION VALUE | HX HB | | 21,678 |
| BASE TAXABLE VALUE | | | 0 |
| TOTAL JUST VALUE | | | 59,518 |
| NCON VALUE | | | 0 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 53,518 |
| LAND:1:1: LOT 76 UNIT 12 THREE RIVERS ESTATES. | | | |
| XFOB:1:1: SKYLINE M H | | | |
| BLDG:1:1: SKYLINE MH | | | |
| SALE:1:1: WD REPLACING AGREEMENT | | | |
| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
| 000048058 | Electrical Servic | 0 | 09/08/2023 |

| SALES DATA | | | | | | |
|-------------------------------|-----------|-----------|-----|-----|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 1562/2280 | 3/09/2026 | WD | Q | I | 01 | 76,000 |
| GRANTOR: GENDREAU JOAN M | | | | | | |
| GRANTEE: MARTINEZ GUSTAVO | | | | | | |
| 0793/0956 | 7/13/1994 | WD | U | V | 12 | 5,500 |
| GRANTOR: THREE RIVERS ESTATES | | | | | | |
| GRANTEE: ARTHUR & JOAN GENDR | | | | | | |

| BUILDING NOTES | | | | | | | | | | | | | |
|----------------|--|--|--|--|--|--|--|--|--|--|--|--|--|
| | | | | | | | | | | | | | |

| BUILDING DIMENSIONS | | | | | | | | | | | | | |
|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| UOP= N10 W8 S10 E8\$ BAS= W8 USP= N10 W18 S10 E18\$ W18 UOP= N10 W14 S10 E14\$ W14 S24 E16 UOP= S8 E8 N8 W8\$ E24 N24\$. | | | | | | | | | | | | | |

| LAND DESCRIPTION | | | | | | | | | | | | | | TOTAL OB/XF | | | | | | | | | | |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|-----------|--------|-------------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPHT FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
| 1 | 0102 | C | SFR/MH | 100 | | 00 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 24,000.00 | 24,000.00 | 24,000 | | | | | | | |