

LOTS 53, 54 & 55 UNIT 18 THREE R
470-246, 536-633, 598-639, 621-8

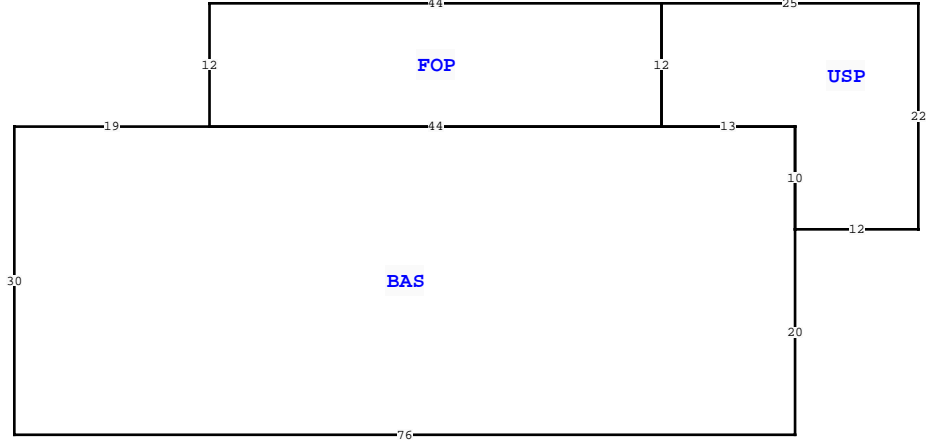
BOIVIN PAUL/WEST MARIA
541 LUSARA CT
DUENDIN, FL 34698

2026

00-00-00-01068-000
00-00-00-01068-000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	90
Interior Floo	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 Units	01	CONV	100
		0	100
Quality	05	05	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	100000.18 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,280	100	
FOP	528	35	
USP	420	35	
TOTALS	3,228		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
2	MANUF	1	0%	2021			Heated Area: 2280		HX Base Yr				



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 2 of 2
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			205,174
TOTAL MARKET OB/XF VALUE			30,240
TOTAL LAND VALUE - MARKET			64,800
TOTAL MARKET VALUE			300,214
SOH/AGL Deduction			16,477
ASSESSED VALUE			283,737
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			283,737
TOTAL JUST VALUE			300,214
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			295,593

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1415/2256	7/17/2020	WD	Q	I	01	168,000
GRANTOR: JOSEPH G & LERA L WAL						
GRANTEE: PAUL BOIVIN & MARIE						
0890/0800	9/21/1999	WD	Q	V		5,000
GRANTOR: BROWN						
GRANTEE: WALSH						

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
11	0296	SHED METAL	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	400	
12	0070	CARPORT UF	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	400	
13	0252	LEAN-TO W/	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	300	
14	0296	SHED METAL	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	400	

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS= W19 S30 E76 N20 USP= E12 N22 W25 S12 E13 S10\$ N10 W13			
FOP= N12 W44 S12 E44\$ W44\$.			

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