LOTS 4, 5 & 6 UNIT 19 THREE RIVE
828-1072, 972-1605, WD 1443-1341

TALLEY AUNDREA/TALLEY JUSTIN
625 WEST OAK DR
LAKELAND, FL 33803

2027

00-00-00-01159-000

BUILDING CHARACTERISTICS

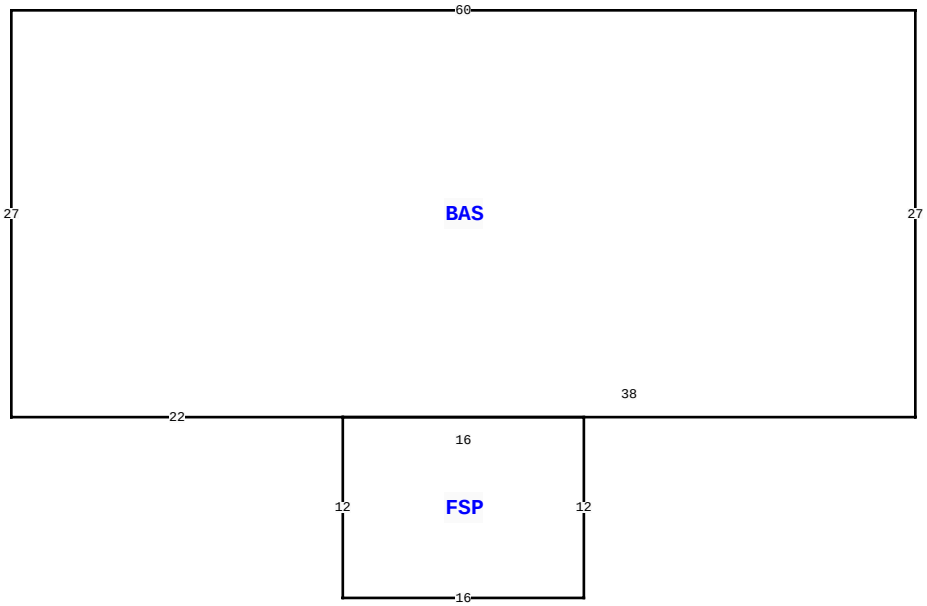
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	100000.19	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100		1,620	114,577
FSP	192	40		77	5,446
TOTALS	1,812			1,697	120,023

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,697	117.0000	108.81	184,651	1997	2010	0	0	0	35.00	65.00

1 MANUF 1 100% - 2026 Heated Area: 1620 HX Base Yr 2026



224 SW NEWARK DR, FORT WHITE

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

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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	100	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	0070	CARPORT UF	0	100	0	0	1.00	UT	400.00	400.00	100	2022	2021		100	400	
4	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2027	2026		100	1,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		120,023
TOTAL MARKET OB/XF VALUE		8,500
TOTAL LAND VALUE - MARKET		70,200
TOTAL MARKET VALUE		198,723
SOH/AGL Deduction		0
ASSESSED VALUE		198,723
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		147,312
TOTAL JUST VALUE		198,723
NCON VALUE		21,810
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		177,979

PERMIT NUM	DESCRIPTION	AMT	ISSUED
11866	M H	125	11/15/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1568/765	4/24/2026	WD	Q	I	01	258,000
GRANTOR: ABELL-SCHAEFER HOLLY						
GRANTEE: TALLEY AUNDREA						
1536/978	3/19/2025	WD	Q	I	01	210,000
GRANTOR: HUGHES DEBORAH M						
GRANTEE: ABELL-SCHAEFER HOLL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S27 E22 FSP= S12 E16 N12 W16$ E38 N27$.

LAND DESCRIPTION

TOTAL OB/XF 8,500

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	100		A-1	0.00	0.00	3.00	LT		1.00	1.00	0.90	26,000.00	23,400.00	70,200							

REVIEW DATE 09/17/2026 BY TP Total Acres: 2.66 Total Land Value: 70,200 Market: 0 Agricultural: 0 Common: 70,200 PRINTED 11/18/2026 BY SYS