

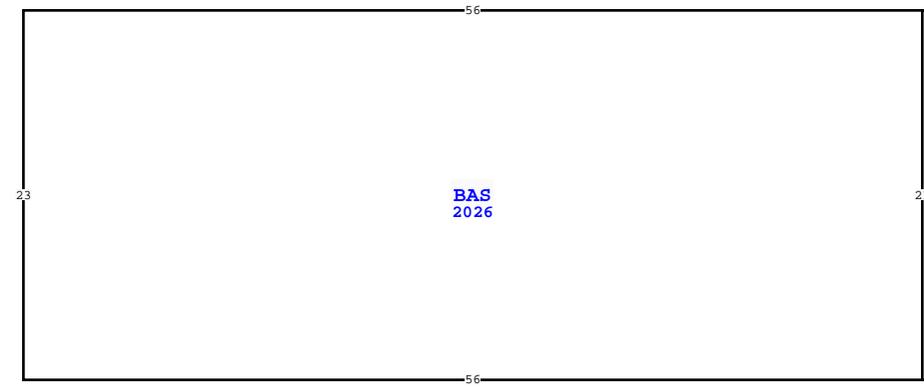
LOT 19 FRANK THOMAS S/D (UNREC).
 COMM SE COR OF SW1/4 OF NE1/4, R
 N 206 FT, E 548.32 FT FOR POB, C

ALLEN MICHAEL
 2050 VALKARIA RD
 GRANT VALKARIA, FL 32950

2026

01-2S-17-04659-019


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	03	BELOW AVG.	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	02	WALL BD/WD	100
Interior Floor	08	SHT VINYL	100
Interior Floor	00	N/A	0
Air Condition	02	WINDOW	100
Heating Type	02	CONVECTION	100
Bedrooms		3	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	03	03	
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	1217.0100	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,288	100	2026
TOTALS	1,288		23,370

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,288	72.0000	45.36	58,424	1985	1985	0	0	60.00	40.00
1 MOBILE HME 0% - 2026 Heated Area: 1288 HX Base Yr											
											
BLD DATE		LGL DATE		XF DATE		LAND DATE		INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			23,370
TOTAL MARKET OB/XF VALUE			11,076
TOTAL LAND VALUE - MARKET			7,000
TOTAL MARKET VALUE			41,446
SOH/AGL Deduction			0
ASSESSED VALUE			41,446
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			41,446
TOTAL JUST VALUE			41,446
NCON VALUE			26,370
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			15,576
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050798	Electrical Servic	0	09/12/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1498/695	8/25/2023	WD	Q	I	05	30,000
GRANTOR: LANOUE ELAINE						
GRANTEE: ALLEN MICHAEL						
0920/2144	2/21/1998	WD	Q	I	01	100
GRANTOR: LENORA MANUSUTHAKIS						
GRANTEE: LARRY D OR ELAINE L						

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	0040	BARN,POLE	0	0	15	24		360.00	UT	1.60			3	100	576
2	0285	SALVAGE	0	0	0	0		1.00	UT	0.00			3	100	500
3	9945	Well/Sept	0	0	0	0		1.00	UT	7,000.00			3	100	7,000
5	9947	Septic	0	0	0	0		1.00	UT	3,000.00			100	100	3,000

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	DPH 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		00	0.00	0.00	1.25	AC		1.00	1.00	1.00	5,600.00	5,600.00	7,000							

BUILDING NOTES											
BUILDING DIMENSIONS											
BAS=[YR=2026;ORIG=14,9] E56 S23 W56 N23 \$											