

COMM NE COR OF SE1/4 OF NW1/4, S
52.42 FT, NW 145.51 FT FOR POB,
FT, E 326.54 FT, S 542.64 FT TO

NOVELLO CHRISTINE
19610 MANATEE ISLES DR
WESTON, FL 33332

2026

01-6S-15-00495-004



ELEMENT		CD	BUILDING CHARACTERISTICS		CONSTRUCTION	
Exterior Wall	03	BELOW AVG.	100			
Roof Structur	03	GABLE/HIP	100			
Roof Cover	12	MODULAR MT	100			
Interior Wall	04	PLYWOOD	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			
Architctual	01	CONV	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				02
NEIGHBORHOOD/LOC	1615.00		1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE	
BAS	1,104	100		1,104	25,264	
TOTALS	1,104			1,104	25,264	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MOBILE HME	0%	- 2025									
				Heated Area:	1104			HX Base Yr				

BAS

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			25,264
TOTAL MARKET OB/XF VALUE			5,300
TOTAL LAND VALUE - MARKET			31,680
TOTAL MARKET VALUE			62,244
SOH/AGL Deduction			0
ASSESSED VALUE			62,244
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			62,244
TOTAL JUST VALUE			62,244
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			59,063

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21658	M H	375	03/26/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1547/605	12/23/2024	PB	U	I	18	0
GRANTOR: CLERK OF COURT (BENNE						
GRANTEE: NOVELLO CHRISTINE						
0992/1333	8/18/2003	WD	Q	V	03	6,000
GRANTOR: ANTHONY G & ROSE L FI						
GRANTEE: CAROLINE BENNETT						

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	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,600	
2	0080	DECKING	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	600	
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	

TOTAL OB/XF													5,300					
801 SW SPRUCE RD, FORT WHITE													BLD DATE		LGL DATE		05/06/2026	MLU
													XF DATE		LAND DATE			
													INC DATE		AG DATE			

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS= W48 S23 E48 N23\$.												

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		A-1	0.00	0.00	1.98	AC		1.00	1.00	1.00	16,000.00	16,000.00	31,680								