

COMM SW COR OF NW1/4 OF NW1/4, R
 N 742.60 FT FOR POB, RUN N 223.7
 FT TO C/L OLD WIRE RD, S ALONG R

OSWALD SUMER D
 5950 WHIPOORWILL LN
 PORT SAINT LUCIE, FL 34987

2026

02-6S-17-09543-000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	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		2	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	0202 MOBILE HOME/M HOME		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2617.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	868	100	
TOTALS	868		50,667

MARKET ADJUSTMENTS																									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND														
0201	02	868	112.9000	106.13	92,121	1998	1998		0	0	45.00	55.00													
3 MANUF 1 0% - 0 Heated Area: 868 HX Base Yr																									
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td>05/08/2026</td> <td>MLU</td> </tr> </tbody> </table>														BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE					05/08/2026	MLU
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COLUMBIA COUNTY PROPERTY				PAGE 1 of 2	3	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
BUILDING MARKET VALUE				62,629		
TOTAL MARKET OB/XF VALUE				10,700		
TOTAL LAND VALUE - MARKET				18,000		
TOTAL MARKET VALUE				91,329		
SOH/AGL Deduction				17,509		
ASSESSED VALUE				73,820		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				73,820		
TOTAL JUST VALUE				91,329		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				87,329		
XF0B:1:1: LAMPLIGHTER MH ID#6930 ORB 772-1840						
PERMIT NUM						
DESCRIPTION		AMT	ISSUED			
000050942	Electrical Servic	0	10/02/2024			
21288	M H	250	11/24/2003			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1567/657	4/29/2026	QC	U	I	11	100
GRANTOR: BELL WILLIAM R						
GRANTEE: OSWALD SUMER D						
1333/2046	3/30/2017	QC	U	I	11	100
GRANTOR: WILLIAM R BELL						
GRANTEE: WILLIAM R BELL & SU						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS= W62 S14 E62 N14\$.						

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	0	12	16	1.00	UT	0.00	0.00	100	2017	2017	3	100	400			
2	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	200			
3	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	100			
4	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000			
5	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000			
TOTALS														868		868		50,667	

LAND DESCRIPTION														TOTAL OB/XF										10,700				
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	0.50	AC		1.00	1.00	1.00	18,000.00	18,000.00	9,000											
2	0200	C	MBL HM	0		A-1	0.00	0.00	0.50	AC		1.00	1.00	1.00	18,000.00	18,000.00	9,000											

