LOT 1 SUZANNE S/D UNIT 2.

405-187, WD 816-156, WD 1094-117

COVERT MAUREEN
16 LAKE VISTA TRAIL, #502
PORT ST LUCIE, FL 34952

2027

03-4S-17-07570-035

BUILDING CHARACTERISTICS

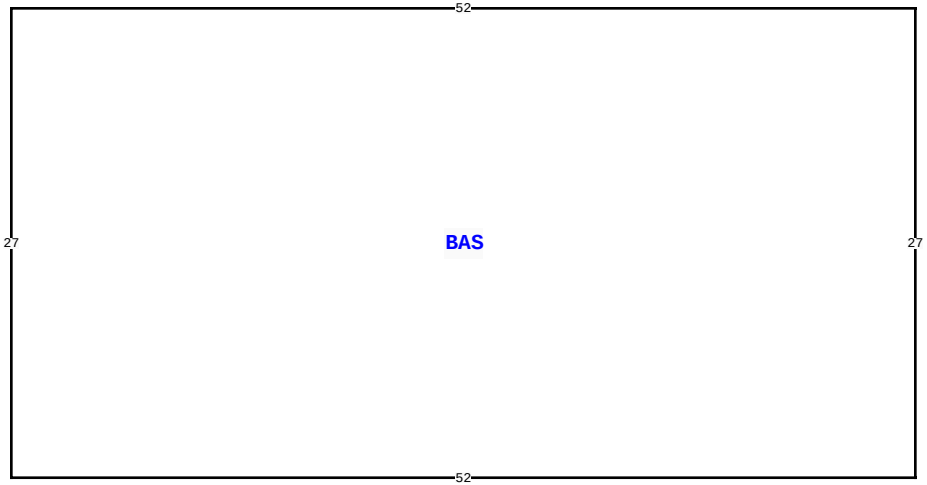
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	3417.0200	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100		1,404	87,775
TOTALS	1,404			1,404	87,775

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,404	115.9000	107.79	151,337	2008	2008	0	0	0	42.00	58.00

2 MANUF 1 100% - 2015 Heated Area: 1404 HX Base Yr 2015



234 SE RACHEL WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 MLU
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	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	250	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	1,000	
3	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	1,200	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		87,775
TOTAL MARKET OB/XF VALUE		5,650
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		115,925
SOH/AGL Deduction		50,653
ASSESSED VALUE		65,272
TOTAL EXEMPTION VALUE	HX HB	40,272
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		115,925
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		116,870

XFOB:1:1: CEDARWOOD MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26843	M H	375	03/14/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1574/1612	8/07/2026	WD	Q	I	01	189,900
GRANTOR: PREWITT BILLY M						
GRANTEE: COVERT MAUREEN						
1283/1677	10/24/2014	WD	Q	I	01	60,500
GRANTOR: LORENE PARRISH						
GRANTEE: BILLY M & S REBEKAH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 S27 E52 N27$.

LAND DESCRIPTION

TOTAL OB/XF 5,650

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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

REVIEW DATE 03/02/2017 BY DF Total Acres: 0.52 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2026 BY SYS