

LOT 13 SUZANNE S/D UNIT 5.
ORB 575-509, 597-13, 768-1209,
DC 869-2434, 869-2435,

BACHMAIER JENNIFER
10243 SW 38TH AVE
OCALA, FL 34476

2026

03-4S-17-07570-119



ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	06	VINYL ASB 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,326	109.6100	122.76	285,540	1986	1986	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1930 HX Base Yr

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			185,601
TOTAL MARKET OB/XF VALUE			2,600
TOTAL LAND VALUE - MARKET			18,500
TOTAL MARKET VALUE			206,701
SOH/AGL Deduction			0
ASSESSED VALUE			206,701
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			206,701
TOTAL JUST VALUE			206,701
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			206,701

QUALITY	CD	CONSTRUCTION			
05	05				
DOR CODE	0100	SINGLE FAMILY			
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
APT	550	100		550	43,887
BAS	1,380	100		1,380	110,116
FGR	350	55		192	15,321
FOP	52	30		16	1,277
UEP	196	60		118	9,416
UOP	350	20		70	5,585
TOTALS	2,878			2,326	185,601

BLD DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
			04/21/2023	MLU

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044944	Roof Replacement	16,911	07/12/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1041/2959	2/22/2005	WD	Q	I	01	100
GRANTOR: CHASE MANHATTAN						
GRANTEE: JENNEFFER BACHMAIER						
0932/1838	10/02/2000	WD	Q	I	01	100
GRANTOR: VILLC PROPERTY						
GRANTEE: CHASE MANHATTAN BAN						

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	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
4	0258	PATIO	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
5	0258	PATIO	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	

BUILDING NOTES														
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BUILDING DIMENSIONS
BAS= N4 W28 UEP= N7 E28 S7 W28\$ S2 W15 FGR= S25 W14 N25 E14\$ S32 E15 FOP= N4 E13 S4 W13\$ N4 E13 S4 E15 N5 APT= E22 UOP= E14 N25 W14 S25\$ N25 W22 S25\$ N25\$.

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	0100	C	SFR	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							