

COMM SW COR OF SEC, RUN E 100 FT
441, N 2120.58 FT TO C/L OF OLD
SE 1422.35 FT FOR POB, CONT SE 5

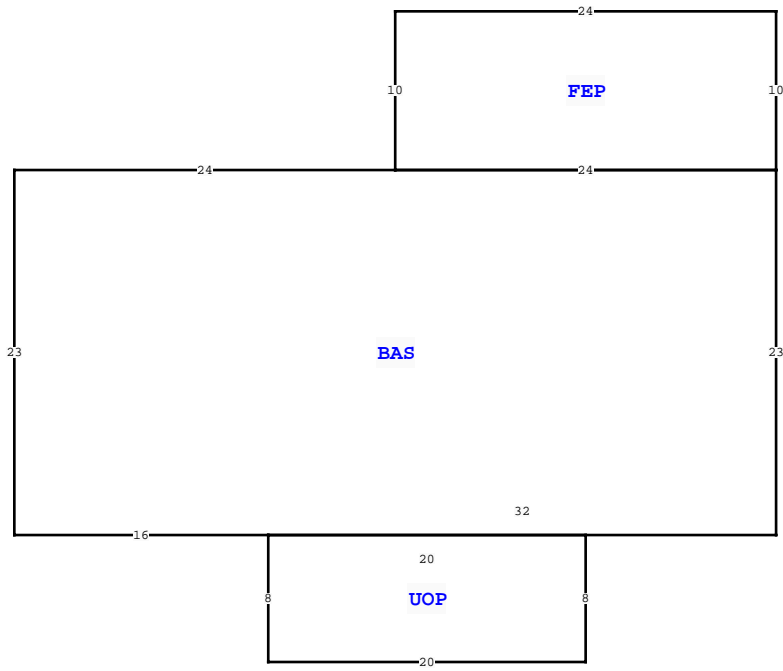
BELL WILLIAM G
2610 S WOODBINE AVE
HOMOSASSA, FL 34448-2273

2026

03-7S-17-09879-007
VALUATION SUMMARY PAGE 1 of 1

ELEMENT		CD		CONSTRUCTION	
Exterior Wall	03	BELOW AVG.	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	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		
Architectural	01	CONV	100		
Units		0	100		
Condition Adj	03	03	100		
Kitchen Adjus	01	01	100		
Quality	05	05			
DOR CODE	0200 MOBILE HOME				
MAP NUM		MKT AREA	02		
NEIGHBORHOOD/LOC	3717.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,104	100		1,104	57,022
FEP	240	85		204	10,537
UOP	160	25		40	2,066
TOTALS	1,504			1,348	69,625

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0201	02	1,348	99.9000	93.91	126,591	1994	1994	0	0	45.00	55.00		
1 MANUF 1 0% - 0													
Heated Area: 1104 HX Base Yr													



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	69,625		
TOTAL MARKET OB/XF VALUE	8,900		
TOTAL LAND VALUE - MARKET	65,130		
TOTAL MARKET VALUE	143,655		
SOH/AGL Deduction	33,663		
ASSESSED VALUE	109,992		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	109,992		
TOTAL JUST VALUE	143,655		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	128,625		
SALE:5:2: 1994 DWMH TITLE#65677736 & 65677738			
SALE:5:1: THIS DEED RE-RECORDED TO INCLUDED MH			
SALE:2:1: 5.01 ACRES			
XFOB:1:1: 1994 HOME MH			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053244	Roof Replacement	7,450	05/27/2025
7406	M H	60	07/26/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1036/2232	12/03/2004	WD	Q	I	01	100
GRANTOR: MICKLER						
GRANTEE: WILLIAM G BELL						
1033/0905	12/03/2004	WD	Q	I		78,500
GRANTOR: MICKLER						
GRANTEE: WILLIAM G BELL						

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	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	800	
2	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0327	STABLES-SM	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	400	
5	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	
6	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	

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	5.01	AC		1.00	1.00	1.00	13,000.00	13,000.00	65,130							