COMM NE COR OF SE 1/4 OF NW1/4 R
TO E R/W OF COUNTY RD, SW ALONG
FOR POB. E 719.01 FT, S 721.98 F

M&M FAMILY REAL ESTATE LLC
5625 BOULDER BLVD
SARASOTA, FL 34233

**2027**

**04-3S-17-04838-109**

## BUILDING CHARACTERISTICS

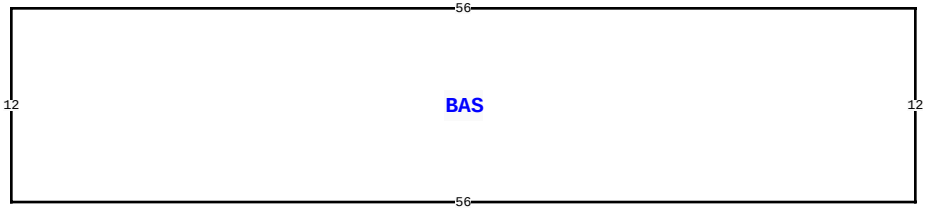
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 03 | BELOW AVG. 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 01 | MINIMUM 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 02 | WINDOW 100 |
| Heating Type | 02 | CONVECTION 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 1 100 |
| Stories | 1. | 1. 100 |
| Architectual | 01 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 02 | 02 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 03 | 03 |
| DOR CODE | 0200 | MOBILE HOME |
| MAP NUM | | MKT AREA 03 |
| NEIGHBORHOOD/LOC | 4317.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 672 | 100 | | 672 | 10,830 |
| TOTALS | 672 | | | 672 | 10,830 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 672 | 67.1490 | 40.29 | 27,075 | 1981 | 1981 | 0 | 0 | 0 | 60.00 | 40.00 |

1 MOBILE HME 0% - 2023 Heated Area: 672 HX Base Yr




1475 NE TRIPLE RUN RD, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/12/2026 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 | 0261 | PRCH, UOP | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2011 | 2011 | 3 | 100 | 50 | |
| 2 | 0285 | SALVAGE | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2011 | 2011 | 3 | 100 | 100 | |
| 3 | 9945 | Well/Sept | 0 | 0 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |
| 4 | 0263 | PRCH,USP | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2011 | 2011 | 3 | 100 | 300 | |

## COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 10,830 |
| TOTAL MARKET OB/XF VALUE | 7,450 |
| TOTAL LAND VALUE - MARKET | 84,960 |
| TOTAL MARKET VALUE | 103,240 |
| SOH/AGL Deduction | 11,086 |
| ASSESSED VALUE | 92,154 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 92,154 |
| TOTAL JUST VALUE | 103,240 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 103,240 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1576/2390 | 8/27/2026 | WD | U | I | 30 | 29,200 |
| GRANTOR: MARTINEZ KAREN L | | | | | | |
| GRANTEE: M&M FAMILY REAL EST | | | | | | |
| 1462/759 | 3/14/2022 | WD | Q | I | 01 | 60,000 |
| GRANTOR: MULLINS LARRY MARTIN | | | | | | |
| GRANTEE: MARTINEZ KAREN L | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W56 S12 E56 N12$.

## LAND DESCRIPTION

TOTAL OB/XF 7,450

| 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 | 0 | | A-1 | 0.00 | 0.00 | 10.62 | AC | | 1.00 | 1.00 | 1.00 | 8,000.00 | 8,000.00 | 84,960 | | | | | | | |

REVIEW DATE 08/06/2015 BY DF Total Acres: 10.62 Total Land Value: 84,960 Market: 0 Agricultural: 0 Common: 84,960 PRINTED 11/17/2026 BY SYS