

COMM SW COR OF SW1/4 OF NW1/4, E
POB, N 271.56 FT, E 171.67 FT, S
171.67 FT TO POB. EX RD.

ADLEMAN PAYTON
5525 SW 104TH TER
GAINESVILLE, FL 32608

2026

04-4S-16-02772-025



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	08	SHT VINYL	100
Interior Floor	00	N/A	0
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
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	06
NEIGHBORHOOD/LOC	4416.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,140	100	2026
TOTALS	1,140		1,140

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
5	MANUF	2	0%	-	2026							
Heated Area: 1140						HX Base Yr						
TOTALS	1,140		1,140	127,506								

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			127,506
TOTAL MARKET OB/XF VALUE			15,500
TOTAL LAND VALUE - MARKET			12,190
TOTAL MARKET VALUE			155,196
SOH/AGL Deduction			0
ASSESSED VALUE			155,196
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			155,196
TOTAL JUST VALUE			155,196
NCON VALUE			127,506
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			60,347

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053501	Mobile Home		07/02/2025
000053314	Right-of-Way Acce		06/04/2025
32677	M H	325	02/09/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / V / I	RSN CD	SALE PRICE	
1540/2217	5/20/2025	WD Q	Q I	01	42,000	
GRANTOR: IRONWOOD HOMES OF LAK						
GRANTEE: ADLEMAN PAYTON						
1532/2229	2/06/2025	WD Q	Q I	05	110,000	
GRANTOR: DYER TONY						
GRANTEE: IRONWOOD HOMES OF L						

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	0296	SHED METAL	0	0	0	0		0.00	100	2017	2017	3	100	2,500	
2	9947	Septic	0	0	0	0		3,000.00	100			3	100	9,000	
3	9946	Well	0	0	0	0		4,000.00	100	2024	2023		100	4,000	

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	1.06	AC		1.00	1.00	1.00	11,500.00	11,500.00	12,190							

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2026;ORIG=11,12] E76 S15 W76 N15 \$	