THE N 199.39 FT OF S 648.17 FT O
OF SW1/4 OF NW1/4, EX RD R/W.

HOPE HOMES FLORIDA, LLC
2311 PEPPERCORN ST
KISSIMMEE, FL 34741

2027

04-4S-16-02772-031

BUILDING CHARACTERISTICS

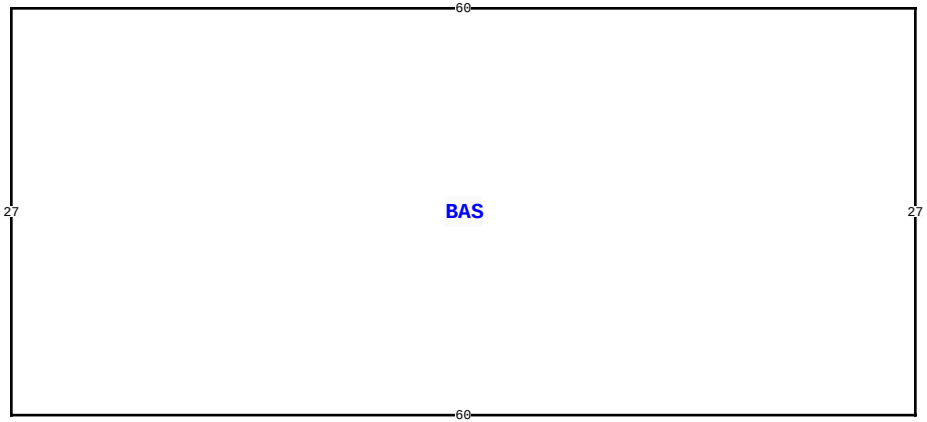
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	04	04
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100		1,620	36,865
TOTALS	1,620			1,620	36,865

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,620	94.8195	56.89	92,162	1991	1991	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2026 Heated Area: 1620 HX Base Yr



220 SW MAGICAL TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/19/2022 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	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,800	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	36,865
TOTAL MARKET OB/XF VALUE	8,800
TOTAL LAND VALUE - MARKET	14,850
TOTAL MARKET VALUE	60,515
SOH/AGL Deduction	349
ASSESSED VALUE	60,166
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	60,166
TOTAL JUST VALUE	60,515
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	54,696

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1571/425	6/05/2026	WD	Q	I	01	76,000
GRANTOR: SCEALS SUSAN						
GRANTEE: HOPE HOMES FLORIDA,						
1543/2581	7/01/2025	PB	U	I	18	0
GRANTOR: WHITFIELD WILLIAM E J						
GRANTEE: SCEALS SUSAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S27 E60 N27$.

LAND DESCRIPTION

TOTAL OB/XF 8,800

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	0102	C	SFR/MH	0		00	0.00	0.00	0.90	AC		1.00	1.00	1.10	15,000.00	16,500.00	14,850							

REVIEW DATE 10/20/2026 BY TP Total Acres: 0.90 Total Land Value: 14,850 Market: 0 Agricultural: 0 Common: 14,850 PRINTED 11/17/2026 BY SYS