SE1/4 OF SE1/4, EX THE N1/4 & EX
S & E OF RD.

ALERS MELANIE MASON/ALERS BROOKE
1424 E MOWRY DR, APT 205
HOMESTEAD, FL 33033

2027

04-6S-17-09600-002

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	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
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG

MAP NUM | MKT AREA 02

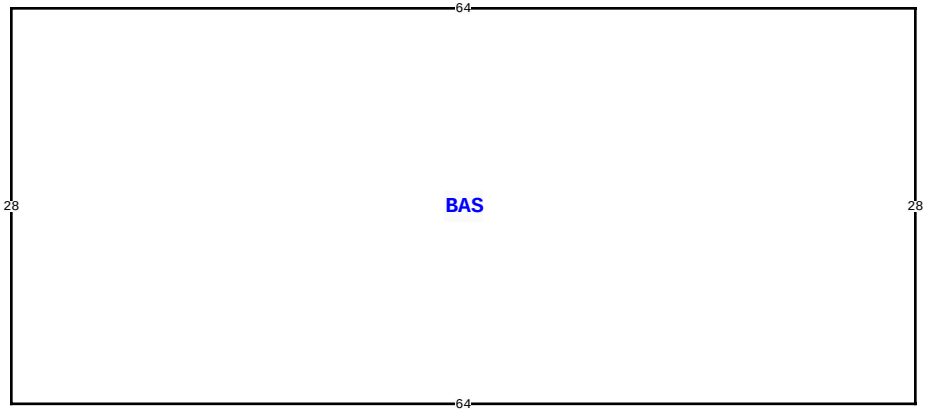
NEIGHBORHOOD/LOC 4617.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,792	100		1,792	48,986
TOTALS	1,792			1,792	48,986

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,792	113.9000	68.34	122,465	1993	1993	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2026 Heated Area: 1792 HX Base Yr



1004 SW FARNELL RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 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	0020	BARN,FR	0	0	0	0	2.00	UT	1,000.00	1,000.00	100	0	0	3	100	2,000	
2	0010	BARN,BLK	0	0	10	24	1.00	UT	0.00	0.00	100	0	0	3	100	800	
3	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: 3	Tax Dist:
BUILDING MARKET VALUE	48,986
TOTAL MARKET OB/XF VALUE	9,800
TOTAL LAND VALUE - MARKET	207,000
TOTAL MARKET VALUE	73,968
SOH/AGL Deduction	0
ASSESSED VALUE	73,968
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	73,968
TOTAL JUST VALUE	265,786
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	265,786

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047297	Solar Power Syste	50,597	05/22/2023
6904	M H	60	03/02/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1557/144	12/22/2025	WD	U	I	11	100
GRANTOR: ALERS BRETT						
GRANTEE: ALERS MELANIE MASON						
1525/752	10/15/2024	PB	U	I	18	0
GRANTOR: CLERK OF COURT						
GRANTEE: ALERS MELANIE MASON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W64 S28 E64 N28$.

LAND DESCRIPTION

TOTAL OB/XF 9,800

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		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	9,000							
2	5600	A	TIMBER 3	0		A-1	0.00	0.00	22.00	AC		1.00	1.00	1.00	281.00	281.00	6,182							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	22.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	198,000							

REVIEW DATE 10/04/2017 BY BC Total Acres: 23.00 Total Land Value: 15,182 Market: 198,000 Agricultural: 6,182 Common: 9,000 PRINTED 11/17/2026 BY SYS