

LOT 2 CARTER PLACE S/D (UNR) DES  
 COR OF NW1/4 OF NW1/4, N 9.28 FT  
 LOT 2 CARTERS PLACE FOR POB, CON

492 SE LOMOND AVE LLC  
 6950 STABLE CT  
 ST CLOUD, FL 34771

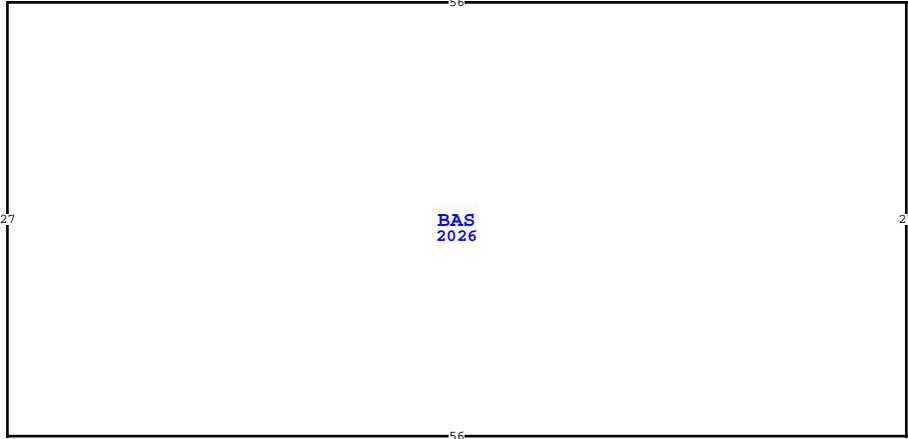
2026

05-3S-17-04843-042



ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
31	VINYL SID 100				
00	N/A 0				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
08	SHT VINYL 100				
00	N/A 0				
03	CENTRAL 100				
04	AIR DUCTED 100				
3	100				
2	100				
01	NONE 100				
1.	1.100				
0	100				
03	03 100				
01	01 100				
05	05				
0200	MOBILE HOME				
			03		
		5317.0100	1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	2026	1,512	169,114
TOTALS	1,512			1,512	169,114

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
2020	02	1,512	113.0000	114.13	172,565	2025	2025	0	0	2.00	98.00	
1 MANUF 2 0% - 2026			Heated Area: 1512				HX Base Yr					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			169,114
TOTAL MARKET OB/XF VALUE			7,000
TOTAL LAND VALUE - MARKET			20,480
TOTAL MARKET VALUE			196,594
SOH/AGL Deduction			0
ASSESSED VALUE			196,594
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			196,594
TOTAL JUST VALUE			196,594
NCON VALUE			176,114
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			19,200

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054256	Mobile Home		10/16/2025

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / V	I / I	RSN CD	SALE PRICE
1530/1605	12/31/2024	WD	Q	V	01	46,000
GRANTOR: CINERA GROUP LLC						
GRANTEE: 492 SE LOMOND AVE L						
1517/1119	6/18/2024	WD	Q	V	01	99,000
GRANTOR: BASS ERNEST L						
GRANTEE: CINERA GROUP LLC						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/08/2026	MLU
		09/26/2023	SPF

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2026;ORIG=16,16] E56 S27 W56 N27 \$	

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	9945	Well/Sept	0	0	0	1.00	UT	7,000.00	7,000.00	100	2026	2025		100	7,000	

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					1.28	AC		1.00	1.00	1.00	16,000.00	16,000.00	20,480							