

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



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	03
NEIGHBORHOOD/LOC	5317.0100 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,512	100	2026
TOTALS	1,512		162,415

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MANUF	2	0%	- 2026	Heated Area: 1512			HX Base Yr				
BLD DATE		LGL DATE		05/19/2026	MLU							
XF DATE		LAND DATE		09/26/2023	SPF							
INC DATE		AG DATE										

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	162,415		
TOTAL MARKET OB/XF VALUE	7,000		
TOTAL LAND VALUE - MARKET	23,040		
TOTAL MARKET VALUE	192,455		
SOH/AGL Deduction	1,920		
ASSESSED VALUE	190,535		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	190,535		
TOTAL JUST VALUE	192,455		
NCON VALUE	169,415		
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 / U	V / 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						

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	18,000.00	18,000.00	23,040							