PART OF LOT 4 FALLING CREEK FARM
COMM NE COR OF SE1/4 OF NE1/4, R
FOR POB, CONT W 1087.22 FT, S 25

HEDERIAN DARIN/HEDERIAN SERENA
7746 HOFFY CIR
LAKE WORTH, FL 33467

2027

05-3S-17-04851-012

BUILDING CHARACTERISTICS

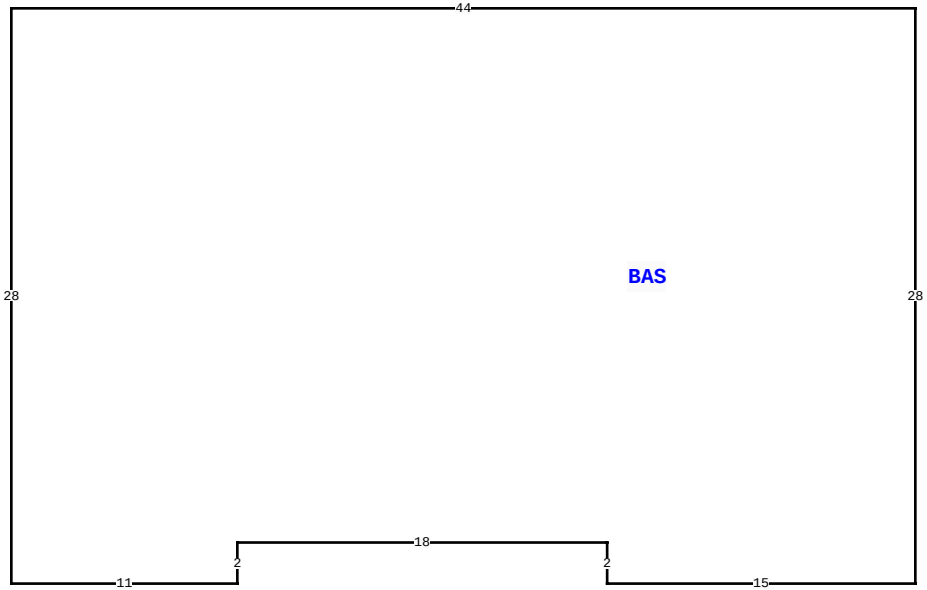
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	0200	MOBILE HOME
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	5317.0200	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,196	100		1,196	33,842
TOTALS	1,196			1,196	33,842

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,196	117.9000	70.74	84,605	1988	1988	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 1196 HX Base Yr



306 NE GILBERT CT, LAKE CITY

BLD DATE		LGL DATE	05/11/2026 MLU
XF DATE		LAND DATE	
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	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	100	
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

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	33,842
TOTAL MARKET OB/XF VALUE	7,100
TOTAL LAND VALUE - MARKET	42,192
TOTAL MARKET VALUE	83,134
SOH/AGL Deduction	17,758
ASSESSED VALUE	65,376
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	65,376
TOTAL JUST VALUE	83,134
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	83,134

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1571/1026	6/23/2026	WD	Q	I	01	190,000
GRANTOR: SHERROD KEDA M						
GRANTEE: HEDERIAN DARIN						
0962/1931	8/15/2002	WD	Q	I		30,000
GRANTOR: RUSSELLL BUSSCHER						
GRANTEE: KEDA SHERROD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W44 S28 E11 N2 E18 S2 E15 N28$.

LAND DESCRIPTION

TOTAL OB/XF 7,100

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	0200	C	MBL HM	0		A-1	0.00	0.00	5.86	AC		1.00	1.00	0.90	8,000.00	7,200.00	42,192							

REVIEW DATE 08/10/2015 BY DF Total Acres: 5.86 Total Land Value: 42,192 Market: 0 Agricultural: 0 Common: 42,192 PRINTED 11/17/2026 BY SYS