

BEG INTERS N LINE OF SW1/4 OF SE RR, RUN SW 23 DEG 329.94 FT ALON 851.56 FT TO E R/W OF CO RD, N A

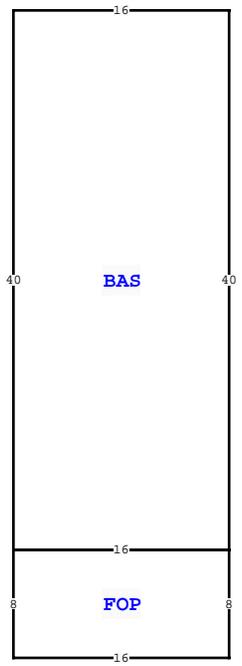
BLACHURA PHILIP/BLACHURA LISA 10164 POINTVIEW COURT ORLANDO, FL 32836

2026

05-6S-16-03778-001

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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	12	HARDWOOD	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		1	100
Bathrooms		1	100
Stories	1.	1.	100
Units		0	100
Quality	05	05	
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	5616.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	640	100	
FOP	128	35	
TOTALS	768		685

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0202	02	685	113.0000	114.13	78,179	2020	2020	0	0	0	9.00	91.00	
1 MANUF 2 0% - 2021 Heated Area: 640 HX Base Yr													



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY		STANDARD		
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE		71,143		
TOTAL MARKET OB/XF VALUE		7,600		
TOTAL LAND VALUE - MARKET		76,560		
TOTAL MARKET VALUE		155,303		
SOH/AGL Deduction		38,699		
ASSESSED VALUE		116,604		
TOTAL EXEMPTION VALUE		0		
BASE TAXABLE VALUE		116,604		
TOTAL JUST VALUE		155,303		
NCON VALUE		0		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		142,667		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40445	M H	0	08/25/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1404/1870	1/31/2020	WD	Q	V	03	30,000
GRANTOR: GERAL WAYNE & CHARLOT						
GRANTEE: PHILIP & LISA BLACH						
1186/1344	12/28/2009	WD	U	V	11	0
GRANTOR: MARY SUE DUREN						
GRANTEE: GERAL WAYNE & CHARL						

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	0294	SHED WOOD/	0	0	0	1.00	UT	0.00	0.00	100	2020	2020	3	100	600	
2	9945	Well/Sept	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

TOTAL OB/XF														7,600										
LAND DESCRIPTION																								
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		A-1	0.00	0.00	6.38	AC		1.00	1.00	1.00	12,000.00	12,000.00	76,560							

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W16 S40 FOP= S8 E16 N8 W16S E16 N40S.													