

THE N 215 FT OF S 645 FT OF THE FOLLOWING: COMM SE COR OF NE1/4, FT FOR POB, CONT W 411.63 FT TO

JOHNSON DAVID A
610 FAIRWAY CT
PLANT CITY, FL 33565

2026

05-7S-17-09898-006

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 Floor	13	LAM/VNLPLK	100
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	02
NEIGHBORHOOD/LOC	5717.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,512	100	
TOTALS	1,512		163,326

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%	- 2022								
				Heated Area:	1512							HX Base Yr
				TOTALS	1,512							163,326

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			163,326
TOTAL MARKET OB/XF VALUE			7,000
TOTAL LAND VALUE - MARKET			18,000
TOTAL MARKET VALUE			188,326
SOH/AGL Deduction			4,864
ASSESSED VALUE			183,462
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			183,462
TOTAL JUST VALUE			188,326
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			184,534

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041497	Mobile Home		03/10/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1445/775	8/10/2021	WD	Q	V	05	216,000
GRANTOR: BARRY WINTER LYNN						
GRANTEE: JOHNSON DAVID A						
1423/1217	11/04/2020	WD	Q	V	01	6,000
GRANTOR: RUDOLPH ZIMMERMAN						
GRANTEE: WINTER LYNN BARRY						

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
1	9945	Well/Sept	0	0	0	1.00	UT	7,000.00	7,000.00	100		

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/08/2026	MLU

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS=[ORIG=-3,4] D1R56 S27 U1L56 N27 \$												

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		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	18,000.00	18,000.00	18,000								