

COMM NW COR OF GOV'T LOT 1, RUN
FT FOR POB, RUN E 1078.72 FT TO
SE ALONG R/W 398.53 FT, W 1190.5

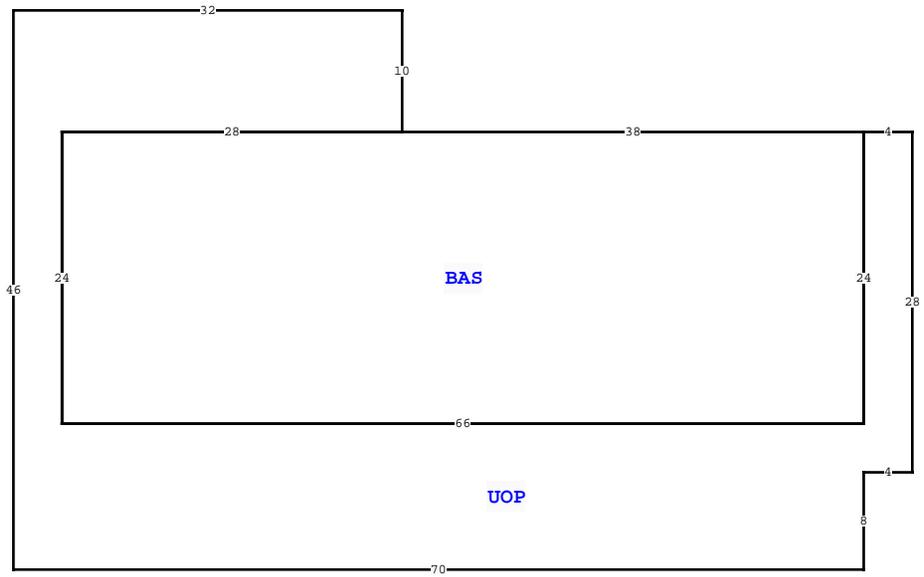
GROSS AARON MATTHEW
17364 NW US HIGHWAY 441
WHITE SPRINGS, FL 32096

2026

06-1S-17-04493-004
VALUATION SUMMARY

ELEMENT		CD	CONSTRUCTION		
Exterior Wall	31	VINYL SID	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	12	MODULAR MT	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	14	CARPET	90		
Interior Floor	08	SHT VINYL	10		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		3	100		
Bathrooms		3	100		
Stories	1.	1.	100		
Architectual Units	01	CONV	100	0 100	
Quality	05	05			
DOR CODE	0200	MOBILE HOME			
MAP NUM		MKT AREA		03	
NEIGHBORHOOD/LOC	1117.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,584	100		1,584	46,266
UOP	1,368	25		342	9,989
TOTALS	2,952			1,926	56,255

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	MOBILE HME	100%	- 2018		Heated Area: 1584					HX Base Yr 2018	



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VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		56,255	
TOTAL MARKET OB/XF VALUE		10,300	
TOTAL LAND VALUE - MARKET		80,000	
TOTAL MARKET VALUE		146,555	
SOH/AGL Deduction		81,882	
ASSESSED VALUE		64,673	
TOTAL EXEMPTION VALUE	HX HB	39,673	
BASE TAXABLE VALUE		25,000	
TOTAL JUST VALUE		146,555	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		128,874	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
27210	M H	0	07/29/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1347/2214	10/30/2017	WD	U	I	30	48,000
GRANTOR: LINDA GROSS						
GRANTEE: AARON MATTHEW GROSS						
1196/1110	6/18/2010	WD	Q	I	01	60,000
GRANTOR: LORI GIFFORD (LIFE ES						
GRANTEE: MICHAEL & LINDA GRO						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/12/2026	MLU

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	0040	BARN, POLE	0	100	14	30	1.00	UT	0.00	100	0	0	3	100	300	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	100	2008	2008	3	100	1,200	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	100	2010	2010	3	100	1,800	
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	100			3	100	7,000	

LAND DESCRIPTION																								
TOTAL OB/XF 10,300																								
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	100			0.00	0.00	1.00	AC		1.00	1.00	1.00	8,000.00	8,000.00	8,000							
2	0000	C	VAC RES	100		00	0.00	0.00	9.00	AC		1.00	1.00	1.00	8,000.00	8,000.00	72,000							