

COMM NW COR OF SW1/4 OF NE1/4, R
R/W OF RD, S 688 FT TO S R/W JUN
FOR POB, CONT E 215, S 195 FT, W

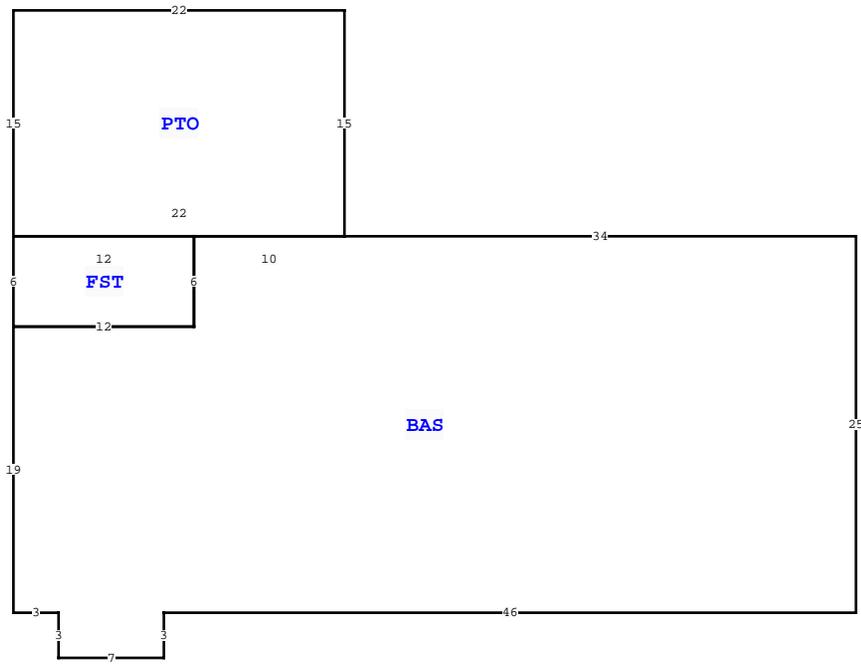
HORNBERGER STEVEN CLARK
1357 SW WAMPLER AVE
PORT ST LUCIE, FL 34953-7710

2026

06-5S-17-09137-000
VALUATION SUMMARY

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floo	06	VINYL ASB	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
Architectual	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	6517.0100	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,349	100	
FST	72	55	
PTO	330	5	
TOTALS	1,751		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	0% - 0		133.38	187,399	1973	1973	0	0	35.00	65.00	
Heated Area: 1349 HX Base Yr												



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			121,809
TOTAL MARKET OB/XF VALUE			1,000
TOTAL LAND VALUE - MARKET			23,000
TOTAL MARKET VALUE			145,809
SOH/AGL Deduction			6,024
ASSESSED VALUE			139,785
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			139,785
TOTAL JUST VALUE			145,809
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			140,672

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0777/1897	7/28/1993	WD	Q	I		43,700
GRANTOR: HAROLD BOHLSCHIED						
GRANTEE: STEVEN HORNBERGER						
0656/0002	6/28/1988	AD	Q	I		37,300
GRANTOR: PERRY W W &						
GRANTEE: BOHLSCHIED HAROLD &						

EXTRA FEATURES		TOTALS	
L	OB/XF CODE	DESCRIPTION	ADJ UNIT PRICE
1	0166	CONC,PAVMT	0.00
2	0294	SHED WOOD/	0.00

TOTAL OB/XF													1,000			
L	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	1.00	UT	0.00	0.00	100	1993	1993	3	100	600	
2	0294	SHED WOOD/	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	400	

BUILDING NOTES	

BUILDING DIMENSIONS
BAS= W34 PTO= N15 W22 S15 E22\$ W10 FST= W12S6 E12 N6\$ S6 W12 S19 E3 S3 E7 N3 E46 N25\$.

LAND DESCRIPTION		TOTAL OB/XF																							
L	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R	D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	0			00	0.00	0.00	1.00	LT		1.00	1.00	1.00	23,000.00	23,000.00	23,000							