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

2027

06-5S-17-09137-000

BUILDING CHARACTERISTICS

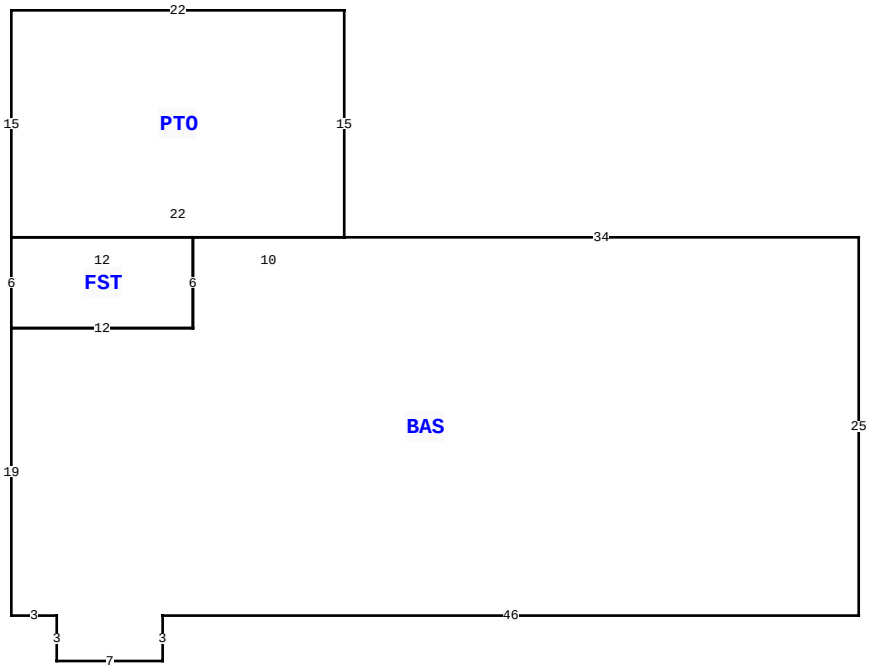
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,349	100		1,349	112,850
FST	72	55		40	3,346
PTO	330	5		16	1,338
TOTALS	1,751			1,405	117,536

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,405	117.0000	128.70	180,824	1973	1973	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1349 HX Base Yr



BLD DATE			LGL DATE				
XF DATE			LAND DATE	04/16/2026	MLU		
INC DATE			AG DATE				

170 SW JUNE GLN, LAKE CITY

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	1993	1993	3	100	600	
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	400	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	117,536
TOTAL MARKET OB/XF VALUE	1,000
TOTAL LAND VALUE - MARKET	23,000
TOTAL MARKET VALUE	141,536
SOH/AGL Deduction	0
ASSESSED VALUE	141,536
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	141,536
TOTAL JUST VALUE	141,536
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	143,672

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 BOHLSCHEID						
GRANTEE: STEVEN HORNBERGER						
0656/0002	6/28/1988	AD	Q	I		37,300
GRANTOR: PERRY W W &						
GRANTEE: BOHLSCHEID HAROLD &						

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 1,000

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	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							

REVIEW DATE 07/25/2017 BY DF Total Acres: 0.96 Total Land Value: 23,000 Market: 0 Agricultural: 0 Common: 23,000 PRINTED 11/16/2026 BY SYS