

COMM SW COR, RUN E 1257.24 FT, N
17.07 FT, N 1342.92 FT E 2600.12
POB, CONT E 650.03 FT, N 671.46

JOMOLCA YASMANY/CARDENAS MAGALYS
10379 RACHEL CHERIE DRIVE
POLK CITY, FL 33868

2026

07-6S-17-09621-420

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	14	CARPET	90
Interior Floo	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Stories	1.	1.	100
Architectual	01	CONV	100
Units		0	100
Condition Adj	02	02	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	7617.0200 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,404	100	
TOTALS	1,404		1,404
			34,544

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,404	102.5100	61.51	86,360	1998	1998	0	0	60.00	40.00
1 MOBILE HME 0% - 0 Heated Area: 1404 HX Base Yr											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE										05/06/2026	MLU
AG DATE											

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			34,544
TOTAL MARKET OB/XF VALUE			19,000
TOTAL LAND VALUE - MARKET			110,220
TOTAL MARKET VALUE			163,764
SOH/AGL Deduction			35,988
ASSESSED VALUE			127,776
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			127,776
TOTAL JUST VALUE			163,764
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			148,734

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052369	Electrical Servic	0	02/18/2025
35330	STORAGE	168	05/17/2017
19001	M H	125	12/03/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1497/367	5/10/2023	QC	U	I	11	100
GRANTOR: JOMOLCA YASMANY						
GRANTEE: JOMOLCA YASMANY						
1374/1915	12/13/2018	QC	U	I	11	0
GRANTOR: YASMANY JOMLCA & MAGA						
GRANTEE: YASMANY JOMOLCA						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0031	BARN,MT AE	0	0	30	40	UT	10.00	10.00	100	2019
2	9945	Well/Sept	0	0	0	0	UT	7,000.00	7,000.00	100	2019

TOTAL OB/XF												19,000												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	10.02	AC		1.00	1.00	1.00	11,000.00	11,000.00	110,220							

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W52 S27 E52 N27\$.