COMM NE COR, RUN S ALONG E SEC L
FOR POB, CONT S 991.75 FT TO SE
SEC, W ALONG S LINE 901.85 FT, N

BASTEDO BRETT D & BASTEDO ANGELICA A REVOCABLE LIV
1234 HIGHWOOD PLACE
WESLEY CHAPEL, FL 33543

2027

08-6S-17-09622-003

BUILDING CHARACTERISTICS

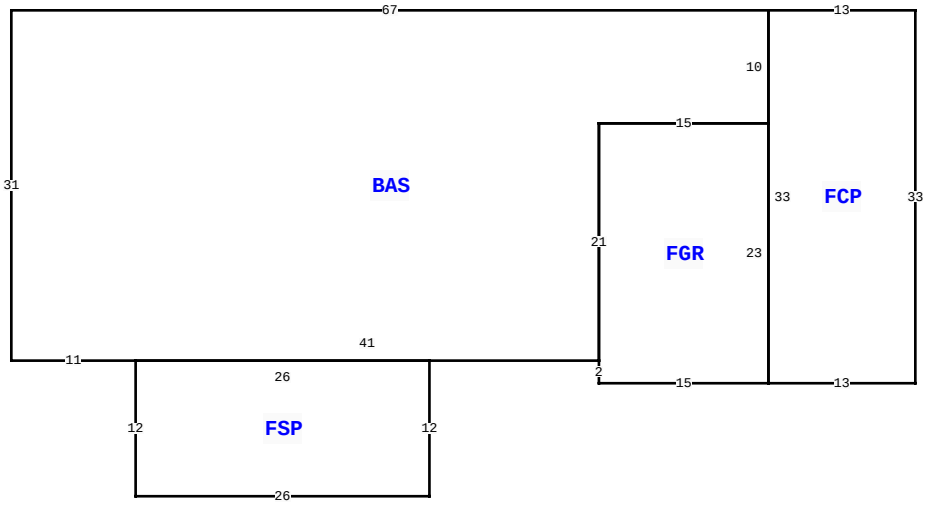
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 90
Interior Wall	06	CUST PANEL 10
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	8617.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,762	100		1,762	138,455
FCP	429	25		107	8,408
FGR	345	55		190	14,930
FSP	312	40		125	9,822
TOTALS	2,848			2,184	171,616

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,184	109.9010	120.89	264,024	1991	1991	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1762 HX Base Yr



930 SW MARION MANN TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

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	300	
2	0040	BARN,POLE	0	0	44	51	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,000	
3	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
4	0020	BARN,FR	0	0	44	51	2,244.00	UT	10.00	10.00	50	2013	2013	3	50	11,220	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	171,616
TOTAL MARKET OB/XF VALUE	13,720
TOTAL LAND VALUE - MARKET	185,130
TOTAL MARKET VALUE	217,256
SOH/AGL Deduction	0
ASSESSED VALUE	217,256
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	217,256
TOTAL JUST VALUE	370,466
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	373,589

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1453/659	7/26/2021	QC	U	I	11	100
GRANTOR: ELLIS CHARLIE L						
GRANTEE: BASTEDO BRETT D & A						
1453/659	7/26/2021	QC	U	I	11	100
GRANTOR: ELLIS CHARLIE L						
GRANTEE: BASTEDO BRETT D & A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W67 S31 E11 FSP= S12 E26 N12 W26$ E41 FGR= S2 E15 FCP= E13 N33 W13 S33 $ N23 W15 S21$ N21 E15 N10$.

LAND DESCRIPTION

TOTAL OB/XF 13,720

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		A-1	0.00	0.00	3.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	27,000							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	17.57	AC		1.00	1.00	1.00	280.00	280.00	4,920							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	17.57	AC		1.00	1.00	1.00	9,000.00	9,000.00	158,130							

REVIEW DATE 10/09/2017 BY DF Total Acres: 20.57 Total Land Value: 31,920 Market: 158,130 Agricultural: 4,920 Common: 27,000 PRINTED 11/17/2026 BY SYS