NE1/4.

79-171, DC 752-1350, PB 752-1347

ALERS MELANIE MASON/ALERS BROOKE
1424 E MOWRY DR, APT 205
HOMESTEAD, FL 33033

2027

09-6S-17-09629-000

BUILDING CHARACTERISTICS

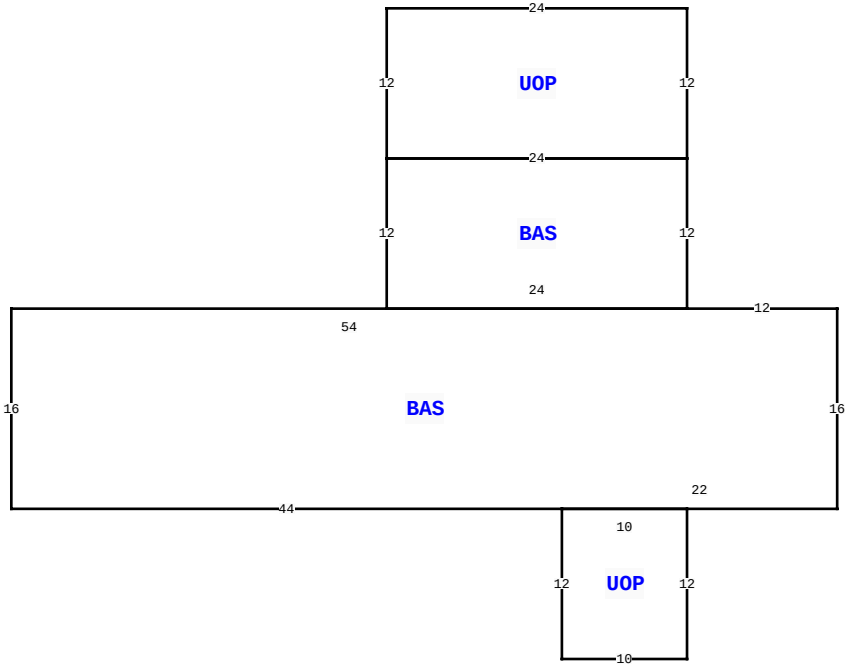
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	9617.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	288	100		288	6,321
BAS	1,056	100		1,056	23,177
UOP	120	25		30	658
UOP	288	25		72	1,580
TOTALS	1,752			1,446	31,737

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,446	91.4490	54.87	79,342	1997	1997	0	0	0	60.00	40.00

2 MOBILE HME 0% - 2026 Heated Area: 1344 HX Base Yr



1586 SW FARNELL RD, 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	0040	BARN,POLE	0	0	16	40	1.00	UT	0.00	0.00	100	0	0	3	100	384	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	
3	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	
4	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	600	
5	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	31,737
TOTAL MARKET OB/XF VALUE	8,384
TOTAL LAND VALUE - MARKET	800,000
TOTAL MARKET VALUE	89,731
SOH/AGL Deduction	0
ASSESSED VALUE	89,731
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	89,731
TOTAL JUST VALUE	840,121
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	840,121

XFOB:7:1: CLASSI MH

BLDG:1:1: CLASSI MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052130	Electrical Servic	0	01/23/2025
20768	M H	125	06/04/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1557/144	12/22/2025	WD	U	I	11	100
GRANTOR: ALERS BRETT						
GRANTEE: ALERS MELANIE MASON						
1532/215	12/24/2024	PR	U	I	19	0
GRANTOR: ALERS MELANIE MASON A						
GRANTEE: ALERS MELANIE MASON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 BAS= N12 UOP= N12 W24 S12 E24$ W24 S12 E24$ W54 S16 E44 UOP= S12 E10 N12 W10$ E22 N16$.

LAND DESCRIPTION

TOTAL OB/XF 8,384

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	0102	C	SFR/MH	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	5,000.00	5,000.00	5,000							
2	5600	A	TIMBER 3	0		A-1	0.00	0.00	90.00	AC		1.00	1.00	1.00	281.00	281.00	25,290							
3	6200	A	PASTURE 3	0		A-1	0.00	0.00	69.00	AC		1.00	1.00	1.00	280.00	280.00	19,320							
4	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	159.00	AC		1.00	1.00	1.00	5,000.00	5,000.00	795,000							

REVIEW DATE 04/15/2026 BY robin Total Acres: 160.00 Total Land Value: 49,610 Market: 795,000 Agricultural: 44,610 Common: 5,000 PRINTED 11/17/2026 BY SYS