N1/2 OF LOT 12 & N1/4 OF S1/2 OF HEATHERWOOD S/D.

OSWALD SUMER D
5950 WHIPOORWILL LN
PORT SAINT LUCIE, FL 34987

2027

09-6S-17-09630-031

BUILDING CHARACTERISTICS

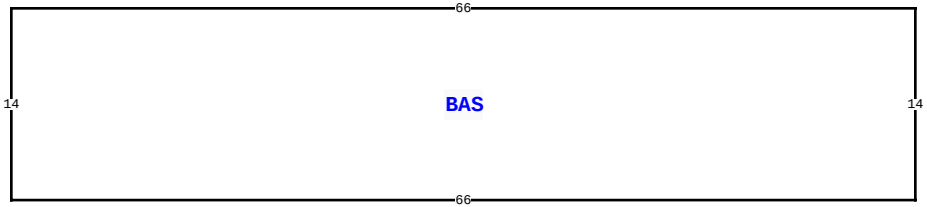
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	9617.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	53,361
TOTALS	924			924	53,361

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	924	112.9000	105.00	97,020	1999	1999	0	0	0	45.00	55.00

1 MANUF 1 0% - 2026 Heated Area: 924 HX Base Yr



247 SW CROCKETT WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 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	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	300	
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	500	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	53,361
TOTAL MARKET OB/XF VALUE	8,000
TOTAL LAND VALUE - MARKET	40,080
TOTAL MARKET VALUE	101,441
SOH/AGL Deduction	0
ASSESSED VALUE	101,441
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	101,441
TOTAL JUST VALUE	101,441
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	102,015

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25343	M H	498	12/27/2006
19633	PUMP/UTPOL	30	06/10/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1567/658	4/29/2026	QC	U	I	11	100
GRANTOR: BELL WILLIAM R						
GRANTEE: OSWALD SUMER D						
1563/721	7/13/2025	QC	U	I	11	100
GRANTOR: BELL WILLIAM R						
GRANTEE: BELL WILLIAM R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S14 E66 N14$.

LAND DESCRIPTION

TOTAL OB/XF 8,000

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	0200	C	MBL HM	0		00	0.00	0.00	2.51	AC		1.00	1.00	1.00	16,000.00	16,000.00	40,080							

REVIEW DATE 10/05/2017 BY BC Total Acres: 2.51 Total Land Value: 40,080 Market: 0 Agricultural: 0 Common: 40,080 PRINTED 11/17/2026 BY SYS