LOT 5 SOUTHLAND S/D.

784-1035, 801-1469, 799-1774, 94

SANABRIA ZAHIRA/SANABRIA REINALDO
15713 NW 58TH AVE
ALACHUA, FL 32615

2026

09-7S-17-09957-030

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

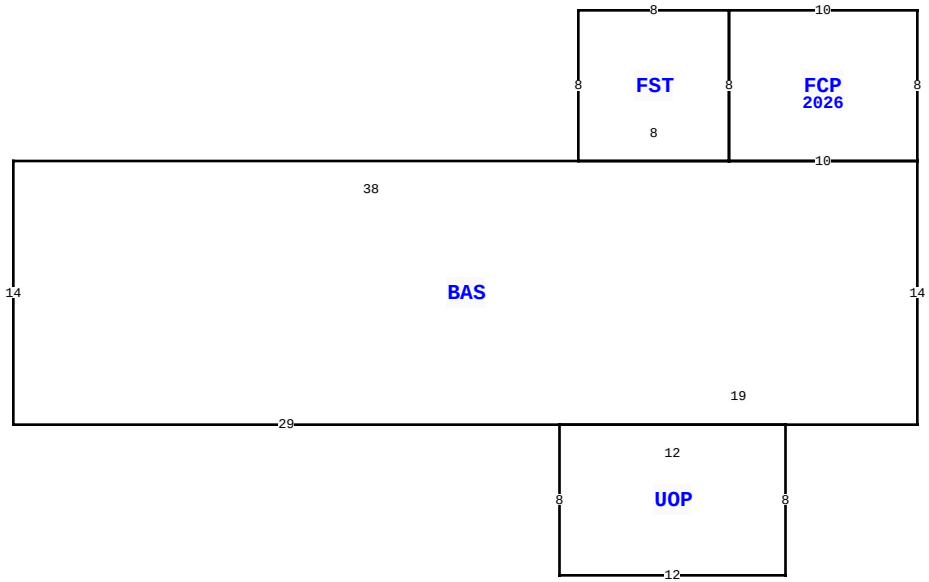
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	05	05 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	9717.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100		672	41,314
FCP	80	25	2026	20	1,230
FST	64	55		35	2,152
UOP	96	25		24	1,476
TOTALS	912			751	46,171

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	751	138.0000	111.78	83,947	1986	2000	0	0	0	45.00	55.00

1 MANUF 1 0% - 2026 Heated Area: 672 HX Base Yr



231 SW ALPINE PL, HIGH SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	46,171
TOTAL MARKET OB/XF VALUE	7,400
TOTAL LAND VALUE - MARKET	22,000
TOTAL MARKET VALUE	75,571
SOH/AGL Deduction	0
ASSESSED VALUE	75,571
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	75,571
TOTAL JUST VALUE	75,571
NCON VALUE	1,229
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	46,611

SALE:2:1: REPO

XFOB:1:1: COUN/CATALINA MH SERIAL #1703 ON DEED

SALE:1:1: LOT 5 SOUTHLAND S/D

LAND:1:1: 0.55 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1537/1763	4/04/2025	WD	Q	I	01	92,500
GRANTOR: PERRY TERESA						
GRANTEE: SANABRIA ZAHIRA						
1419/2304	9/21/2020	WD	Q	I	01	46,000
GRANTOR: SHAUN PARNELL AKA SHA						
GRANTEE: TERESA PERRY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W10 W38 S14 E29 E19 N14 $
UOP=[ORIG=-19,14] S8 E12 N8 W12 $
FST=[ORIG=-10,0] N8 W8 S8 E8 $
FCP=[YR=2026;ORIG=-10,0] N8 E10 S8 W10 $
.

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	400	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,400

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	1.00	LT		1.00	1.00	1.00	22,000.00	22,000.00	22,000							

REVIEW DATE 08/26/2025 BY TP Total Acres: 0.56 Total Land Value: 22,000 Market: 0 Agricultural: 0 Common: 22,000 PRINTED 06/08/2026 BY SYS