

COMM SE COR, RUN W 1323.38 FT CO  
N 325.26 FT FOR POB, CONT N 340.  
FT, S 340.31 FT, W 672 FT TO POB

PERSAD VISHAM/PERSAD PARBATEE  
615 SW 2ND STREET  
HALLANDALE, FL 33009-5311

**2026**

10-7S-16-04172-002  


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	26	ALM SIDING 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	01	MINIMUM 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 Units	01	CONV 100 0 100	
Quality	05	05	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	10716.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	672	100	
TOTALS	672		18,612

MARKET ADJUSTMENTS																								
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND													
0800	02	672	109.9000	69.24	46,529	1988	1988	0	0	60.00	40.00													
3 MOBILE HME 0% - 0			Heated Area: 672			HX Base Yr																		
<div style="border: 1px solid black; width: 100%; height: 100%; display: flex; align-items: center; justify-content: center;"> <div style="border: 1px solid black; width: 80%; height: 80%; display: flex; align-items: center; justify-content: center;"> <span style="color: blue; font-weight: bold; font-size: 2em;">BAS</span> </div> </div>																								
<table border="1" style="width: 100%;"> <tr> <td>BLD DATE</td> <td></td> <td>LGL DATE</td> <td></td> </tr> <tr> <td>XF DATE</td> <td></td> <td>LAND DATE</td> <td>05/06/2026</td> </tr> <tr> <td>INC DATE</td> <td></td> <td>AG DATE</td> <td>MLU</td> </tr> </table>													BLD DATE		LGL DATE		XF DATE		LAND DATE	05/06/2026	INC DATE		AG DATE	MLU
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COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		18,612	
TOTAL MARKET OB/XF VALUE		7,400	
TOTAL LAND VALUE - MARKET		68,250	
TOTAL MARKET VALUE		94,262	
SOH/AGL Deduction		23,914	
ASSESSED VALUE		70,348	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		70,348	
TOTAL JUST VALUE		94,262	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		77,625	
XFOB:2:1: CONCORD MH			
SALE:1:1: 2 WELLS, 2 SEPTIC TANKS & POWER POLE			
BLDG:1:1: CONCORD MH			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
25340	M H	0	12/27/2006
20463	M H	125	02/27/2003
8733	SFR	36,000	08/15/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1070/0283	12/27/2005	WD	Q	I		75,000
GRANTOR: ROYER & ELLIS						
GRANTEE: VISHAM & PARBATEE P						
1068/1110	12/01/2005	WD	Q	I	01	100
GRANTOR: DELGADO						
GRANTEE: ROYER AND ELLIS						

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0040	BARN,POLE	0	0	12	18	1.00	UT	0.00	100	0	0
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	100		3

TOTAL OB/XF													7,400
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	
1	0200	C	MBL HM	0		A-1	0.00	0.00	5.25	AC		1.00	

BUILDING NOTES												
BAS= W48 S14 E48 N14\$.												

BUILDING DIMENSIONS												
BAS= W48 S14 E48 N14\$.												

LAND DESCRIPTION													TOTAL OB/XF											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	5.25	AC		1.00	1.00	1.00	13,000.00	13,000.00	68,250							