BEG NW COR OF SEC, RUN S 1893.43
TO RIVER, N ALONG RIVER TO N LIN
W 18 FT TO POB & EX 5.01 AC DESC

ADAMS CLINTON HAROLD/ADAMS SADIE LORRAINE
211 NURSERY RD
SEBRING, FL 33875

2027

11-2S-15-00024-000

BUILDING CHARACTERISTICS

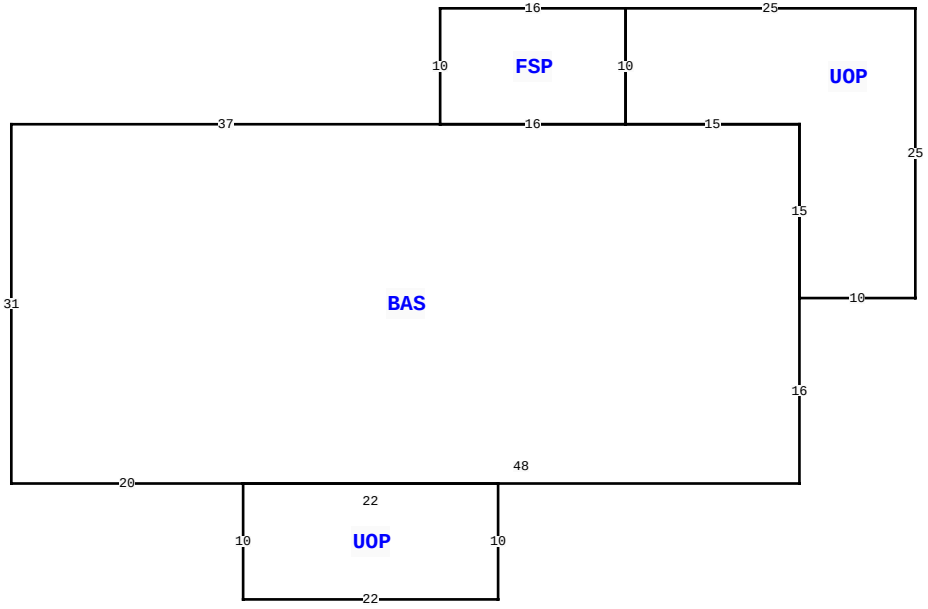
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	11215.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,108	100		2,108	122,815
FSP	160	40		64	3,729
UOP	220	25		55	3,204
UOP	400	25		100	5,826
TOTALS	2,888			2,327	135,574

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,327	113.9000	105.93	246,499	2002	2002	0	0	0	45.00	55.00

1 MANUF 1 0% - 0 Heated Area: 2108 HX Base Yr



889 NW MCCLURG CT, WHITE SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2005	2005	3	100	1,200	
2	0060	CARPORT F	0	0	18	20	360.00	UT	5.00	5.00	100	2005	2005	3	100	1,800	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	135,574
TOTAL MARKET OB/XF VALUE	13,000
TOTAL LAND VALUE - MARKET	50,400
TOTAL MARKET VALUE	198,974
SOH/AGL Deduction	19,675
ASSESSED VALUE	179,299
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	179,299
TOTAL JUST VALUE	198,974
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	200,434

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22201	M H	336	08/16/2004
19541	M H	125	05/14/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1502/2633	11/09/2023	WD	U	I	11	100
GRANTOR: ADAMS CLINTON HAROLD						
GRANTEE: ADAMS CLINTON HAROL						
1333/2751	3/30/2017	WD	U	I	30	0
GRANTOR: SHIRLELY & GREGORY HA						
GRANTEE: SHIRLEY, GREGORY H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W37 S31 E20 UOP= S10 E22 N10 W22$ E48 N16 UOP= E10 N25 W25 S10 E15 S15$ N15 W15 FSP= N10 W16 S10 E16$ W16$.

LAND DESCRIPTION

TOTAL OB/XF 13,000

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	14.00	AC		1.00	1.00	0.60	6,000.00	3,600.00	50,400							

REVIEW DATE 04/10/2023 BY kellen Total Acres: 14.00 Total Land Value: 50,400 Market: 0 Agricultural: 0 Common: 50,400 PRINTED 11/17/2026 BY SYS