

LOT 4 COUNTRY HILLS S/D.  
449-626, 557-609, 708-727, 751-1

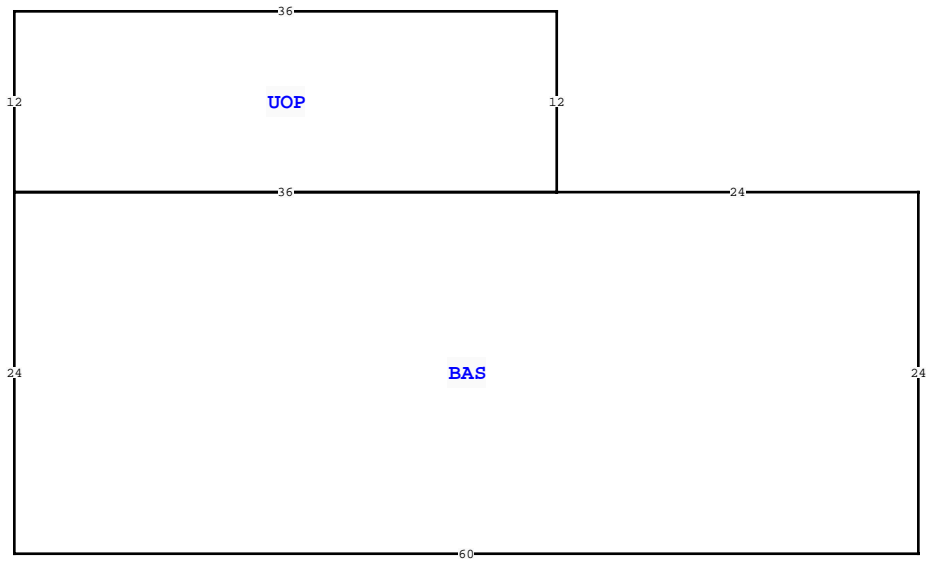
FASOLD MELANIE NORTH AKA MELANIE RENE' FASOLD  
315 BRYN MAWR IS  
BRADENTON, FL 34207

**2026**

11-4S-16-02925-000  
11-4S-16-02925-000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	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
Architctual	01	CONV	100
Units		0	100
Condition Adj	02	02	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	11416.020 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,440	100	
UOP	432	25	
TOTALS	1,872		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,548	106.1100	63.67	98,561	1984	1984	0	0	60.00	40.00
1 MOBILE HME 0% - 0 Heated Area: 1440 HX Base Yr											



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			39,424
TOTAL MARKET OB/XF VALUE			9,900
TOTAL LAND VALUE - MARKET			22,500
TOTAL MARKET VALUE			71,824
SOH/AGL Deduction			4,021
ASSESSED VALUE			67,803
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			67,803
TOTAL JUST VALUE			71,824
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			71,824
SALE:2:1: CASE #89-140-CA CERTIFICATE OF SALE			
XFOB:1:1: CRANBROOK M H			
LAND:1:1: 1.62 AC.			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1523/2506	9/17/2024	LE U		I	14	100
GRANTOR: NORHT EARL J JR (ENH)						
GRANTEE: FASOLD MELANIE NORT						
0708/0728	1/24/1990	CT U		I		32,763
GRANTOR: BARNETT BANK						
GRANTEE: EARL J NORTH						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100
4	0296	SHED METAL	0	0	0	0	1.00	UT	1,500.00	1,500.00	100
TOTALS 1,872 1,548 39,424											

252 SW PERSIMMON PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023
INC DATE		AG DATE	MLU

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W24 UOP= N12 W36 S12 E36\$ W36 S24 E60 N24\$.	

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	0102	C	SFR/MH	0		RSF/MH	4.00	347.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							