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

2027

11-4S-16-02925-000

BUILDING CHARACTERISTICS

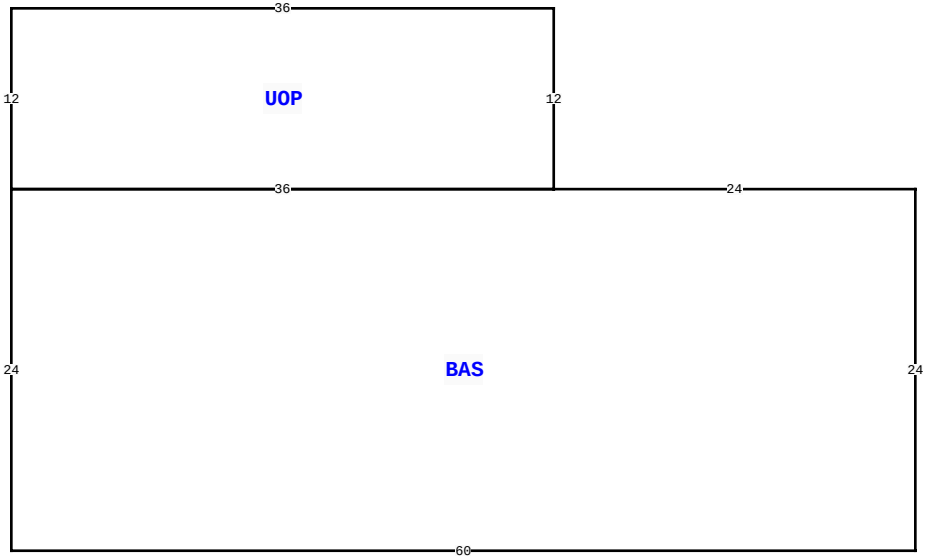
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,440	100		1,440	36,674
UOP	432	25		108	2,750
TOTALS	1,872			1,548	39,424

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	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 1440 HX Base Yr



252 SW PERSIMMON PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 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	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
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	1,500.00	1,500.00	100	2024	2023		100	1,500	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

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	0
ASSESSED VALUE	71,824
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	71,824
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						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 9,900

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	0102	C	SFR/MH	0		RSF/MH	104.00	347.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

REVIEW DATE 11/09/2024 BY KS Total Acres: 1.63 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2026 BY SYS