SE1/4 OF SW1/4 OF SW1/4 EX 25 FT
FOR RD R/W.

SHEELY GRAHAM R JR/SHEELY JESSICA
1313 CAMBRON DR
VALRICO, FL 33596

**2027**

**11-5S-16-03577-000**

## BUILDING CHARACTERISTICS

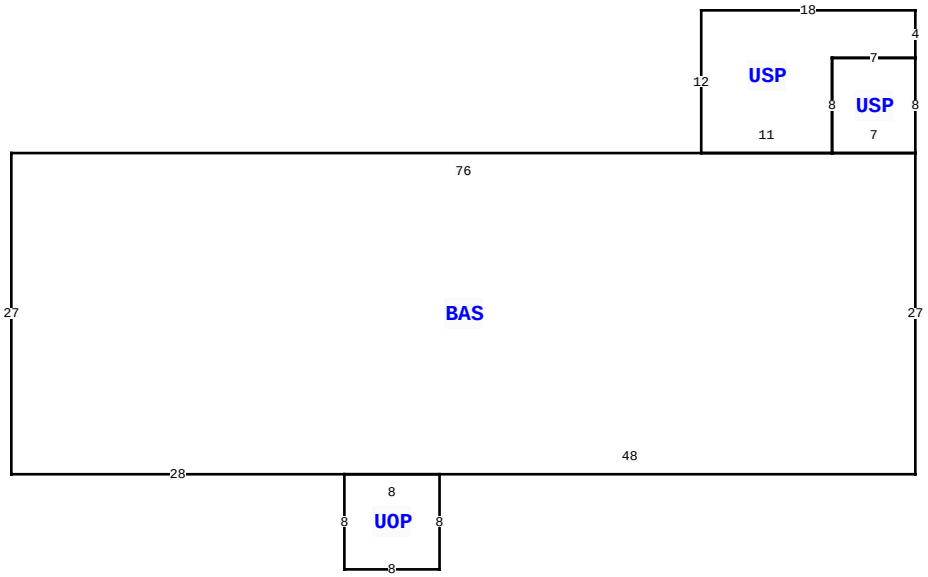
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 26 | ALM SIDING 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 14 | PREFIN MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 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 | 03 | 03 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 05 | 05 |
| DOR CODE | 0200 | MOBILE HOME |
| MAP NUM | | MKT AREA 01 |
| NEIGHBORHOOD/LOC | 11516.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,052 | 100 | | 2,052 | 126,900 |
| UOP | 64 | 25 | | 16 | 989 |
| USP | 56 | 35 | | 20 | 1,237 |
| USP | 160 | 35 | | 56 | 3,463 |
| TOTALS | 2,332 | | | 2,144 | 132,589 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0201 | 02 | 2,144 | 120.9000 | 112.44 | 241,071 | 1989 | 1995 | 0 | 0 | 0 | 45.00 | 55.00 |

1 MANUF 1 0% - 0 Heated Area: 2052 HX Base Yr




448 SW SHERLOCK TER, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/04/2026 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 | 0296 | SHED METAL | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2009 | 2009 | 3 | 100 | 50 | |
| 2 | 0296 | SHED METAL | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2009 | 2009 | 3 | 100 | 200 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 132,589 |
| TOTAL MARKET OB/XF VALUE | 250 |
| TOTAL LAND VALUE - MARKET | 95,000 |
| TOTAL MARKET VALUE | 227,839 |
| SOH/AGL Deduction | 38,683 |
| ASSESSED VALUE | 189,156 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 189,156 |
| TOTAL JUST VALUE | 227,839 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 229,266 |

XFOB:1:1: SUNVIEW M H

SALE:1:1: 10 AC. MKT=$16000.

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1022/1216 | 7/30/2004 | WD | Q | I | | 110,000 |
| GRANTOR: MARIO POIRIER | | | | | | |
| GRANTEE: GRAHAM R JR & JESSI | | | | | | |
| 0893/0312 | 12/08/1999 | WD | Q | I | | 70,000 |
| GRANTOR: CHAFFINS | | | | | | |
| GRANTEE: M POIRIER | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

USP= N8 USP= N4 W18 S12 E11 N8 E7$ W7 S8 E7$ BAS= W76 S27 E28 UOP= S8 E8 N8 W8$ E48 N27$.

## LAND DESCRIPTION

TOTAL OB/XF 250

| 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 | | A-1 | 0.00 | 0.00 | 10.00 | AC | | 1.00 | 1.00 | 1.00 | 9,500.00 | 9,500.00 | 95,000 | | | | | | | |

REVIEW DATE 09/17/2019 BY BC Total Acres: 10.00 Total Land Value: 95,000 Market: 0 Agricultural: 0 Common: 95,000 PRINTED 11/17/2026 BY SYS