

PART OF LOT "P" ROLLING HILLS S/
 RUN W 612.26 FT, S 1378.69 FT, W
 E R/W OLD WIRE RD, NW 239.87 FT

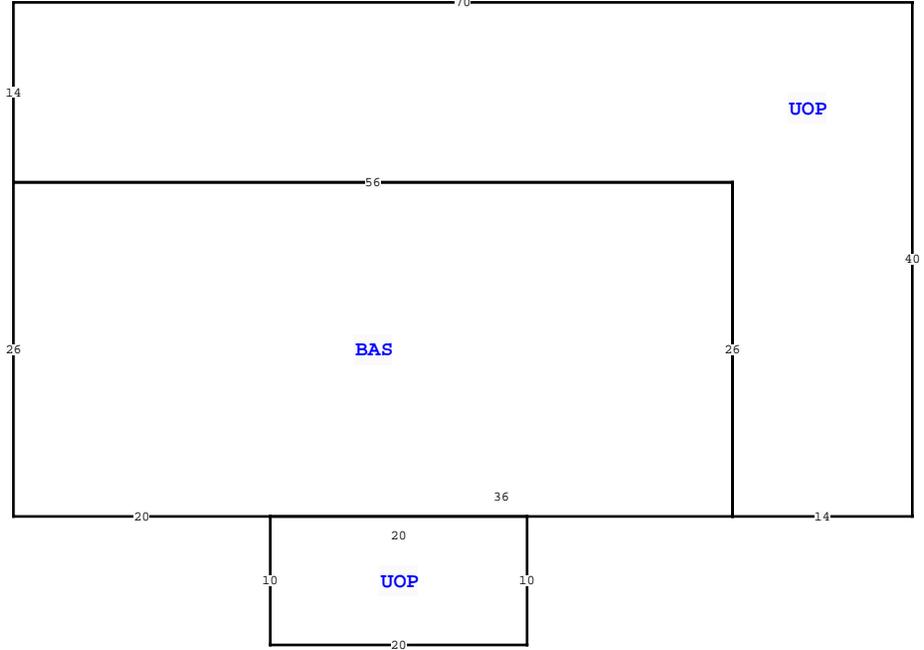
BAUMAN LORY
 3029 KUMQUAT DR
 EDGEWATER, FL 32141

2026

11-6S-17-09643-015


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	08	WD OR PLY 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	04	PLYWOOD 100	
Interior Floor	14	CARPET 90	
Interior Floor	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	01	CONV 100	
Units		0 100	
Condition Adj	03	03 100	
Kitchen Adjus	01	01 100	
Quality	03	03	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	11617.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,456	100	
UOP	200	25	
UOP	1,344	25	
TOTALS	3,000		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MOBILE HME	0%	- 2026								
				Heated Area: 1456			HX Base Yr				



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		45,498	
TOTAL MARKET OB/XF VALUE		19,412	
TOTAL LAND VALUE - MARKET		33,920	
TOTAL MARKET VALUE		98,830	
SOH/AGL Deduction		0	
ASSESSED VALUE		98,830	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		98,830	
TOTAL JUST VALUE		98,830	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		92,423	
XFOB:2:1: SPRI MH (LIVES HERE)			
XFOB:1:1: 60X12 MH NOW USED AS UST			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1564/1204	3/18/2026	QC	U	I	11	100
GRANTOR: SCHWARZ RICHARD C						
GRANTEE: BAUMAN LORY						
1080/1184	4/03/2006	WD	Q	I		49,000
GRANTOR: JAMES WYNDHAM						
GRANTEE: RICHARD C SCHWARZ						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100
2	0190	FPPLC 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	0031	BARN,MT AE	0	0	24	26	624.00	UT	9.00	9.00	75
5	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100
6	0031	BARN,MT AE	0	0	20	40	800.00	UT	9.00	9.00	50
7	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100

TOTAL OB/XF											
19,412											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0200	C	MBL HM	0		A-1	0.00	0.00	2.12	AC	1.00

BUILDING NOTES						
UOP= N40 W70 S14 BAS= S26 E20 UOP= S10 E20 N10 W20\$ E36N26 W56\$ E56 S26 E14\$.						

LAND DESCRIPTION												TOTAL OB/XF											
19,412																							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	% 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	2.12	AC	1.00	1.00	1.00	16,000.00	16,000.00	33,920							