

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

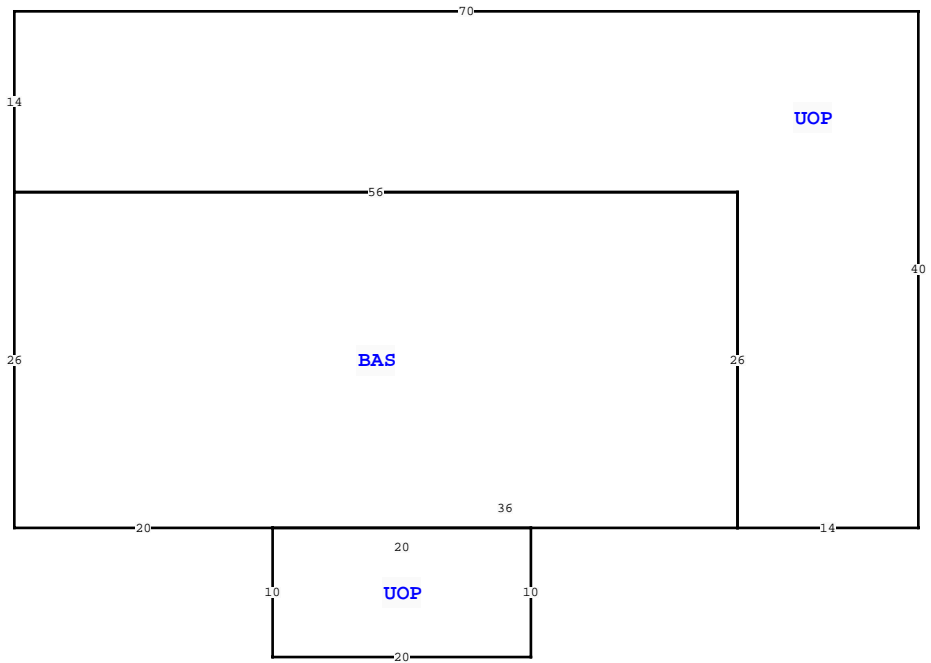
BAUMAN LORY
 3029 KUMQUAT DR
 EDGEWATER, FL 32141

2026

11-6S-17-09643-015


BUILDING CHARACTERISTICS					
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				
Architectural	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,456	100		1,456	34,251
UOP	200	25		50	1,176
UOP	1,344	25		336	7,904
TOTALS	3,000			1,842	43,331

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			43,331
TOTAL MARKET OB/XF VALUE			19,412
TOTAL LAND VALUE - MARKET			33,920
TOTAL MARKET VALUE			96,663
SOH/AGL Deduction			0
ASSESSED VALUE			96,663
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			96,663
TOTAL JUST VALUE			96,663
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			
BUILDING NOTES			
BUILDING DIMENSIONS			
UOP= N40 W70 S14 BAS= S26 E20 UOP= S10 E20 N10 W20\$ E36N26 W56\$ E56 S26 E14\$.			

EXTRA FEATURES																	
L N	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	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
2	0190	FPPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2005	2005	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	0031	BARN,MT AE	0	0	24	26	624.00	UT	9.00	9.00	75	2013	2013	3	75	4,212	
5	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
6	0031	BARN,MT AE	0	0	20	40	800.00	UT	9.00	9.00	50	2013	2013	3	50	3,600	
7	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	

TOTAL OB/XF											
19,412											
BLD DATE		LGL DATE									
XF DATE		LAND DATE	05/06/2026								
INC DATE		AG DATE	MLU								

LAND DESCRIPTION																								
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	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							