COMM NW COR OF SW1/4 OF SE1/4, S
POB, E 245.81 FT, S 221.51 FT,
221.51 FT TO POB. AKA LOT 9 PRIC

POPE ALLEN SHANE
5732 REDHAWK DR
NEW PORT RICHEY, FL 34655

2027

12-4S-17-08332-039

BUILDING CHARACTERISTICS

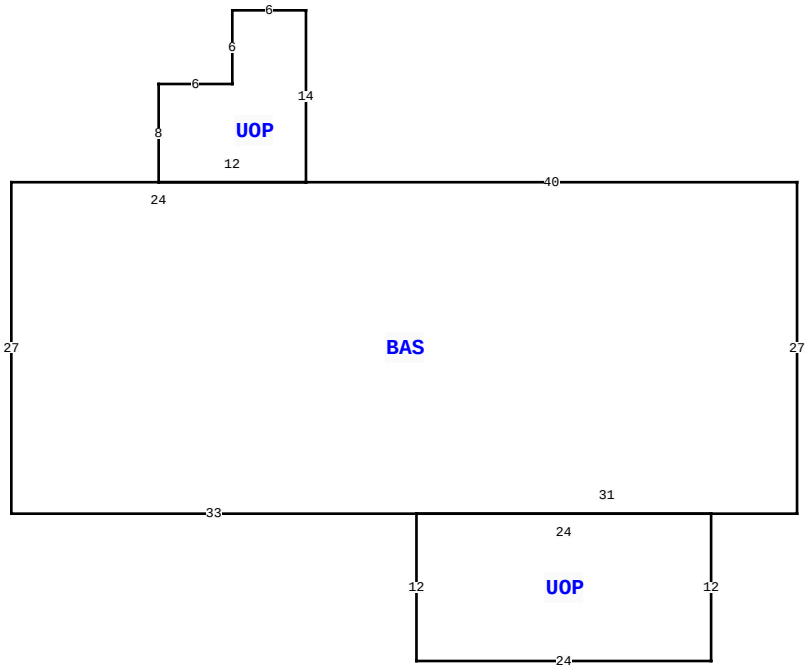
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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 04
NEIGHBORHOOD/LOC	12417.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,728	100		1,728	47,651
UOP	132	25		33	910
UOP	288	25		72	1,986
TOTALS	2,148			1,833	50,547

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,833	114.9000	68.94	126,367	1990	1990	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2026 Heated Area: 1728 HX Base Yr



233 SE MANGO WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/29/2025 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	0	0	3	100	300	
2	0296	SHED METAL	0	0	0	0	1.00	UT	600.00	600.00	50	2012	2012	3	50	300	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0060	CARPORT F	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	900	
5	0262	PRCH,FOP	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	600	
6	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2012	2012	3	100	1,200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	50,547
TOTAL MARKET OB/XF VALUE	10,300
TOTAL LAND VALUE - MARKET	13,750
TOTAL MARKET VALUE	74,597
SOH/AGL Deduction	0
ASSESSED VALUE	74,597
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	74,597
TOTAL JUST VALUE	74,597
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	74,597

XFOB:1:1: MERI MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041836	Electrical Servic	0	05/03/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1556/127	12/10/2025	PB	U	I	18	0
GRANTOR: CLERK OF COURT (POPE						
GRANTEE: POPE ALLEN SHANE						
0739/0239	12/21/1990	WD	Q	I	03	12,000
GRANTOR: WARREN O GAY						
GRANTEE: ROBERT G & JOAN M P						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 UOP= N14 W6 S6 W6 S8 E12$ W24 S27 E33 UOP= S12 E24 N12 W24$ E31 N27$.

LAND DESCRIPTION

TOTAL OB/XF 10,300

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		A-1	0.00	0.00	1.25	AC		1.00	1.00	1.00	11,000.00	11,000.00	13,750							

REVIEW DATE 04/13/2017 BY BC Total Acres: 1.25 Total Land Value: 13,750 Market: 0 Agricultural: 0 Common: 13,750 PRINTED 11/17/2026 BY SYS