

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

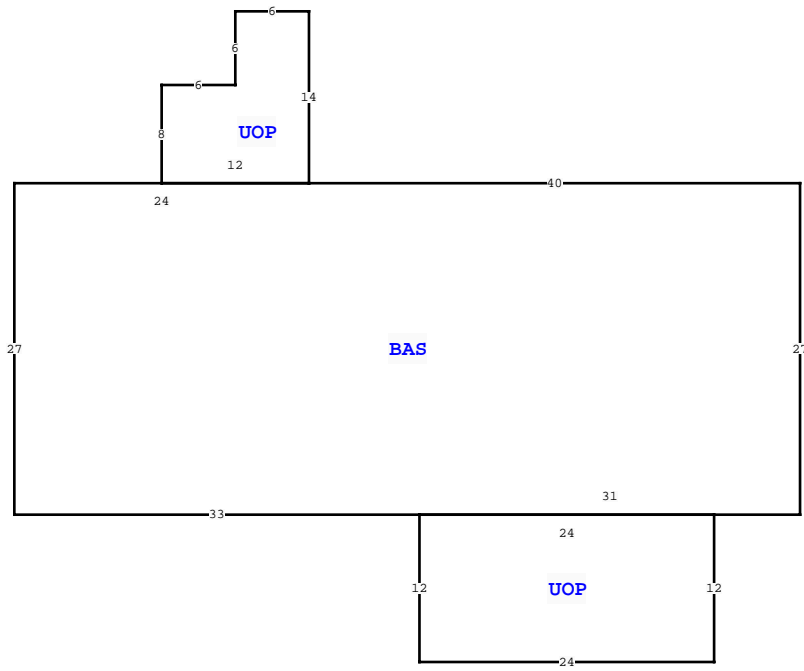
POPE ALLEN SHANE
5732 REDHAWK DR
NEW PORT RICHEY, FL 34655

2026

12-4S-17-08332-039

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	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		3	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	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
BAS	1,728	100	
UOP	132	25	
UOP	288	25	
TOTALS	2,148		1,833

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: 1728 HX Base Yr	



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
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						

EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00
2	0296	SHED METAL	0	0	0	0	1.00	UT	600.00	600.00
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00
4	0060	CARPORT F	0	0	0	0	1.00	UT	0.00	0.00
5	0262	PRCH, FOP	0	0	0	0	1.00	UT	0.00	0.00
6	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00

TOTAL OB/XF													
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE								
				04/29/2025	MLU								

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

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0102	C	SFR/MH	0		A-1	0.00	0.00	1.25

UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
AC		1.00	1.00	1.00	11,000.00	11,000.00	13,750							