

(AKA LOTS 5, 15 & 16 PRICE CREEK UNREC): COMM NW COR OF NE1/4 OF 311.78 FT, E 1124.86 FT FOR POB,

RODRIGUEZ GABRIEL/PEREZ DIANELIS LIDIA RAMIREZ
18064 SW 149TH PL
MIAMI, FL 33187

2026

12-4S-17-08332-064



ELEMENT		CD	BUILDING CHARACTERISTICS CONSTRUCTION		
Exterior Wall	31	VINYL	SID	100	
Exterior Wall	00	N/A		0	
Roof Structure	03	GABLE/HIP		100	
Roof Cover	04	BUILT-UP		100	
Interior Wall	05	DRYWALL		100	
Interior Floor	08	SHT VINYL		50	
Interior Floor	14	CARPET		50	
Air Condition	03	CENTRAL		100	
Heating Type	04	AIR DUCTED		100	
Bedrooms		3		100	
Bathrooms		4		100	
Frame	01	NONE		100	
Stories	1.	1.		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	1,512	100	2024	1,512	163,635
TOTALS	1,512			1,512	163,635

MARKET ADJUSTMENTS																								
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND													
2023	02	1,512	108.5000	113.92	172,247	2022	2022	0	0	5.00	95.00													
1 MANUF 3 0% - 2024			Heated Area: 1512				HX Base Yr																	
<div style="border: 1px solid black; width: 100%; height: 100%; position: relative;"> BAS 2024 </div>																								
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td>04/28/2025</td> <td>MLU</td> <td></td> </tr> </tbody> </table>													BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE				04/28/2025	MLU	
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COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		163,635	
TOTAL MARKET OB/XF VALUE		11,200	
TOTAL LAND VALUE - MARKET		27,270	
TOTAL MARKET VALUE		202,105	
SOH/AGL Deduction		0	
ASSESSED VALUE		202,105	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		202,105	
TOTAL JUST VALUE		202,105	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		202,382	
SALE: 3:1: LOTS 15 & 5.			
XFOB: 1:1: COMM MH			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046147	Mobile Home		12/21/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1470/2689	7/13/2022	WD	Q	I	01	70,000
GRANTOR: RAWSON SHERRY						
GRANTEE: RODRIGUEZ GABRIEL						
0940/0986	11/26/2001	QC	Q	I	01	100
GRANTOR: ASBURY & ROSEMARY DIL						
GRANTEE: SHERRY RAWSON & RIS						

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	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	1,200	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	0169	FENCE/WOOD	0	0	0	0	1.00	UT	1,500.00	1,500.00	100	2024	2023		100	1,500	
4	0169	FENCE/WOOD	0	0	0	0	1.00	UT	1,500.00	1,500.00	100	2024	2023		100	1,500	

BUILDING NOTES												
278 SE BEAR RUN ST, LAKE CITY												

BUILDING DIMENSIONS												
BAS=[YR=2024;ORIG=19,14] E56 S27 W56 N27 \$												

LAND DESCRIPTION													TOTAL OB/XF												
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	3.03	AC		1.00	1.00	1.00	9,000.00	9,000.00	27,270								