

BEG NE COR OF SE1/4 OF SW1/4, S  
R/W OF A 50 FT RD, W ALONG R/W 5  
115 FT, N 451.63 FT, E 165 FT, S

ADVANTA IRA SERVICES, LLC/FBO LARRY CAMPA IRA #800  
4790 140TH AVE N  
CLEARWATER, FL 33762

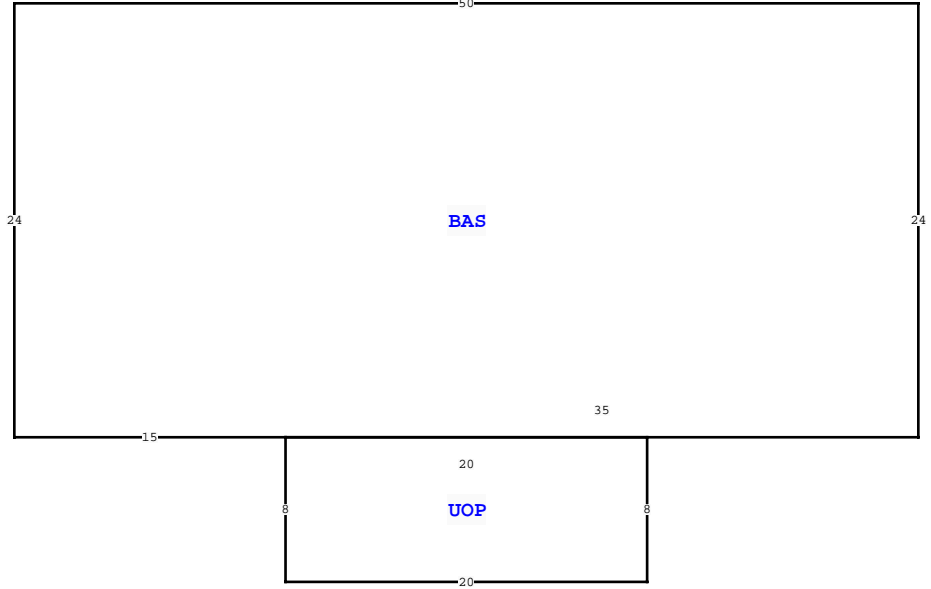
2026

12-4S-17-08332-080



ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
31	VINYL SID 100				
03	GABLE/HIP 100				
14	PREFIN MT 100				
05	DRYWALL 100				
13	LAM/VNLPLK 90				
15	HARDTILE 10				
03	CENTRAL 100				
04	AIR DUCTED 100				
	Bedrooms	3	100		
	Bathrooms	2	100		
1.	Stories	1.	1. 100		
01	CONV 100				
	Architectural Units	0	100		
03	03 100				
01	01 100				
05	05 05				
0200	MOBILE HOME				
	MAP NUM		04		
	NEIGHBORHOOD/LOC	12417.010	1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100		1,200	74,389
UOP	160	25		40	2,479
TOTALS	1,360			1,240	76,868

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0201	02	1,240	119.9000	112.71	139,760	1989	1998	0	0	45.00	55.00	
2 MANUF 1 0% - 2022 Heated Area: 1200 HX Base Yr												



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			76,868
TOTAL MARKET OB/XF VALUE			8,700
TOTAL LAND VALUE - MARKET			14,850
TOTAL MARKET VALUE			100,418
SOH/AGL Deduction			4,901
ASSESSED VALUE			95,517
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			95,517
TOTAL JUST VALUE			100,418
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			100,418

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9852	M H	125	06/16/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1444/441	7/27/2021	WD	Q	I	01	73,000
GRANTOR: BROCK JOSHUA S						
GRANTEE: ADVANTA IRA SERVICE						
1084/0625	5/17/2006	WD	Q	I		78,000
GRANTOR: CYNHIA C WORELL						
GRANTEE: JOSHUA S & SABRINA						

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	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	1989	1989	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	

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

BUILDING NOTES	
BAS= W50 S24 E15 UOP= S8 E20 N8 W20\$ E35 N24\$. N24\$.	

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	1.65	AC		1.00	1.00	1.00	9,000.00	9,000.00	14,850								