

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



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	90
Interior Floor	15	HARDTILE	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	1,200	100	
UOP	160	25	
TOTALS	1,360		1,240 78,498

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
2	MANUF	1	0%	- 2022	Heated Area: 1200		HX Base Yr						
BLD DATE: _____ LGL DATE: _____ XF DATE: _____ LAND DATE: 04/29/2025 MLU INC DATE: _____ AG DATE: _____													

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			78,498
TOTAL MARKET OB/XF VALUE			8,700
TOTAL LAND VALUE - MARKET			14,850
TOTAL MARKET VALUE			102,048
SOH/AGL Deduction			6,531
ASSESSED VALUE			95,517
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			95,517
TOTAL JUST VALUE			102,048
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	
														TOTAL OB/XF		8,700	

BUILDING NOTES													

BUILDING DIMENSIONS													
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							