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

2027

12-4S-17-08332-080

BUILDING CHARACTERISTICS

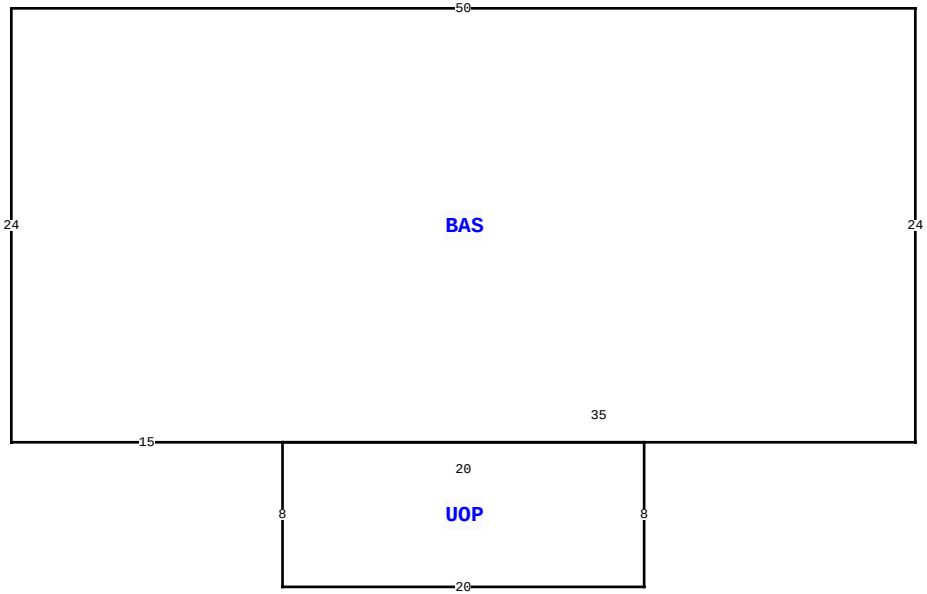
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	1,200	100		1,200	73,597
UOP	160	25		40	2,453
TOTALS	1,360			1,240	76,050

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	111.51	138,272	1989	1998	0	0	0	45.00	55.00

2 MANUF 1 0% - 2022 Heated Area: 1200 HX Base Yr



101 SE NECTARINE GLN, 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	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	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	76,050
TOTAL MARKET OB/XF VALUE	8,700
TOTAL LAND VALUE - MARKET	14,850
TOTAL MARKET VALUE	99,600
SOH/AGL Deduction	0
ASSESSED VALUE	99,600
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	99,600
TOTAL JUST VALUE	99,600
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						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 8,700

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	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							

REVIEW DATE 04/13/2017 BY BC Total Acres: 1.65 Total Land Value: 14,850 Market: 0 Agricultural: 0 Common: 14,850 PRINTED 11/17/2026 BY SYS