COMM INTERS OF N R/W CR-246 & W
RUN N 1166.03 FT FOR POB, CONT N
E 1318.60 FT, S 333.40 FT, W 132

IDEAL PROPERTY INVESTORS
11702 OSPREY POINTE BLVD
CLERMONT, FL 34711

2027

13-2S-16-01603-123

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 100
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 03

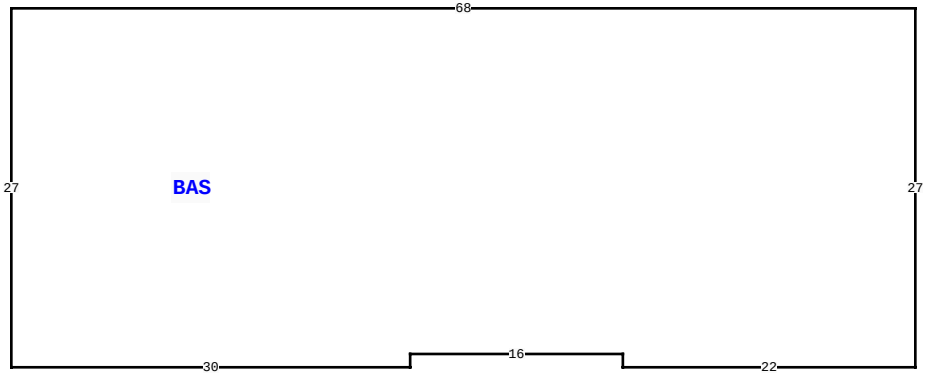
NEIGHBORHOOD/LOC 13216.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,820	100		1,820	110,780
TOTALS	1,820			1,820	110,780

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,820	119.0000	110.67	201,419	2001	2005	0	0	0	45.00	55.00

1 MANUF 1 0% - 2026 Heated Area: 1820 HX Base Yr



349 NW CRAWFORD CT, WHITE SPRINGS

BLD DATE		LGL DATE	05/12/2026 MLU
XF DATE		LAND DATE	
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	110,780
TOTAL MARKET OB/XF VALUE	25,280
TOTAL LAND VALUE - MARKET	80,080
TOTAL MARKET VALUE	216,140
SOH/AGL Deduction	0
ASSESSED VALUE	216,140
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	216,140
TOTAL JUST VALUE	216,140
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	217,332

SALE:1:1: 10.01 ACRES

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1555/1079	12/01/2025	WD	U	I	37	215,000
GRANTOR: TOLBERT DOUGLAS J						
GRANTEE: IDEAL PROPERTY INVE						
1450/2323	10/22/2021	WD	Q	I	01	189,900
GRANTOR: LOVELADY CATHERINE A						
GRANTEE: TOLBERT DOUGLAS J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W68 S27 E30 N1 E16 S1 E22 N27$.

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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2000	2001	3	100	1,200	
2	0060	CARPORT F	0	0	18	20	360.00	UT	3.00	3.00	100	2008	2008	3	100	1,080	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	600	
5	0081	DECKING WI	0	0	0	0	1.00	UT	1,000.00	1,000.00	100	2022	2021		100	1,000	
6	0030	BARN,MT	0	0	48	20	960.00	UT	15.00	15.00	100	2023	2022		100	14,400	

LAND DESCRIPTION

TOTAL OB/XF 25,280

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		00	0.00	0.00	10.01	AC		1.00	1.00	1.00	8,000.00	8,000.00	80,080							

REVIEW DATE 02/11/2026 BY TP Total Acres: 10.01 Total Land Value: 80,080 Market: 0 Agricultural: 0 Common: 80,080 PRINTED 11/17/2026 BY SYS