

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

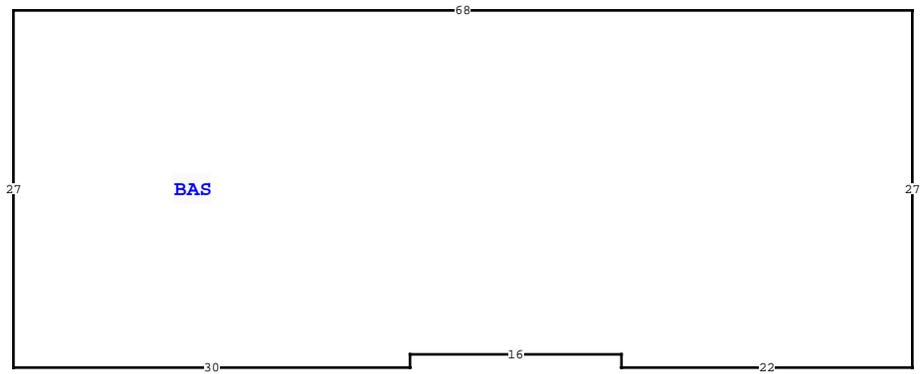
IDEAL PROPERTY INVESTORS  
 11702 OSPREY POINTE BLVD  
 CLERMONT, FL 34711

**2026**

13-2S-16-01603-123  


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	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
BAS	1,820	100	
TOTALS	1,820		111,972

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	111.86	203,585	2001	2005	0	0	45.00	55.00	
1 MANUF 1 0% - 2026 Heated Area: 1820 HX Base Yr												



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			111,972
TOTAL MARKET OB/XF VALUE			25,280
TOTAL LAND VALUE - MARKET			80,080
TOTAL MARKET VALUE			217,332
SOH/AGL Deduction			0
ASSESSED VALUE			217,332
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			217,332
TOTAL JUST VALUE			217,332
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			242,632
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						

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2000
2	0060	CARPORT F	0	0	18	20	360.00	UT	3.00	3.00	100	2008
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	
4	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2013
5	0081	DECKING WI	0	0	0	0	1.00	UT	1,000.00	1,000.00	100	2022
6	0030	BARN, MT	0	0	48	20	960.00	UT	15.00	15.00	100	2023

TOTAL OB/XF												
25,280												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	0200	C	MBL HM	0		00	0.00	0.00	10.01	AC		1.00

BUILDING NOTES						
BUILDING DIMENSIONS						
BAS= W68 S27 E30 N1 E16 S1 E22 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		00	0.00	0.00	10.01	AC		1.00	1.00	1.00	8,000.00	8,000.00	80,080								