

BEG SW COR OF NW1/4 OF NW1/4, N
1470.75 FT FT TO W R/W CR-250, S
386.14 FT, S 653.02 FT, W 1417.3

ALVAREZ ERINALDO/ALVAREZ SHARON
29606 SW 158TH CT
HOMESTEAD, FL 33033

2026

15-3S-16-02140-001



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	08	SHT VINYL	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		4	100
Frame	01	NONE	100
Stories	1.	1.	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	01
NEIGHBORHOOD/LOC	15316.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,108	100	2025
TOTALS	2,108		2,108
			225,128

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MANUF	2	0%	- 2025	Heated Area: 2108			HX Base Yr				
<div style="border: 1px solid black; width: 100%; height: 100%; display: flex; align-items: center; justify-content: center;"> BAS 2025 </div>												
BLD DATE		XF DATE		INC DATE	LGL DATE		LAND DATE		AG DATE	05/16/2023	MLU	

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			225,128
TOTAL MARKET OB/XF VALUE			7,000
TOTAL LAND VALUE - MARKET			81,160
TOTAL MARKET VALUE			313,288
SOH/AGL Deduction			0
ASSESSED VALUE			313,288
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			313,288
TOTAL JUST VALUE			313,288
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			320,278
SALE: 2:1: AG LAND			
SALE: 1:1: 19.50 AC			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049913	Mobile Home		02/23/2026
000049894	Right-of-Way Acce		05/21/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1481/1716	12/20/2022	WD	Q	V	01	115,000
GRANTOR: TIMMONS CHARLES						
GRANTEE: ALVAREZ ERINALDO						
825/2135	7/30/1996	WD	Q	V	01	31,900
GRANTOR: BATES WILBUR H JR						
GRANTEE: TIMMONS CHARLES						

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	
1	9945	Well/Sept	0	0	0	0	1.00	UT 7,000.00	7,000.00	100	2025	2024	100
TOTAL OB/XF 7,000													

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2025;ORIG=13,10] E68 S31 W68 N31 \$

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					10.00	AC		1.00	1.00	1.00	8,000.00	8,000.00	80,000								
2	9630	C	SWAMP	0					29.00	AC		1.00	1.00	1.00	40.00	40.00	1,160								