

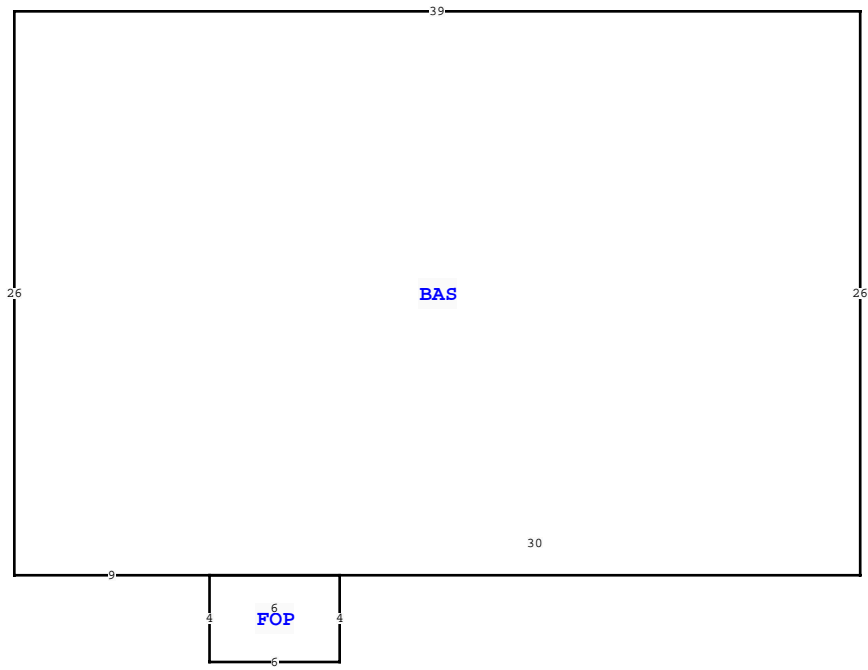
LOT 72 VILLAGE WOOD UNIT 3.  
826-886, CT 1318-1250,1589,  
QC 1327-838, WD 1327-847,

FISH CHARLES ANDREW/FISH MANDY MARIE  
13063 NE STATE ROAD 121  
RAIFORD, FL 32083

**2026**

15-4S-17-08360-084  


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG.	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		1	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectual Units	05	CONV	100
Condition Adj	02	02	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	15417.020	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,014	100	
FOP	24	30	
TOTALS	1,038		
TOTALS		1,021	78,476

MARKET ADJUSTMENTS																							
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND												
0100	01	1,021	105.5808	118.25	120,733	1985	1985	0	0	35.00	65.00												
1 SINGLE FAM 0% - 0 Heated Area: 1014 HX Base Yr																							
																							
<table border="1" style="width: 100%;"> <tr> <td>BLD DATE</td> <td></td> <td>LGL DATE</td> <td></td> </tr> <tr> <td>XF DATE</td> <td></td> <td>LAND DATE</td> <td>04/21/2023</td> </tr> <tr> <td>INC DATE</td> <td></td> <td>AG DATE</td> <td>MLU</td> </tr> </table>												BLD DATE		LGL DATE		XF DATE		LAND DATE	04/21/2023	INC DATE		AG DATE	MLU
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COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			78,476
TOTAL MARKET OB/XF VALUE			2,000
TOTAL LAND VALUE - MARKET			18,500
TOTAL MARKET VALUE			98,976
SOH/AGL Deduction			0
ASSESSED VALUE			98,976
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			98,976
TOTAL JUST VALUE			98,976
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			98,976
SALE:1:1: LOT 72 VILLAGWOOD UNIT III			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
34784	RECONNECT	75	12/27/2016
34779	M H	375	12/22/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1327/0847	11/23/2016	WD	U	I	12	44,500
GRANTOR: NATIONSTAR HECM ACQUS						
GRANTEE: CHARLES ANDREW & MA						
1327/0838	9/23/2016	QC	U	I	11	53,700
GRANTOR: NATIONSTAR REO SUB 1B						
GRANTEE: NATIONSTAR HECM ACQ						

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	1.00	UT	0.00	0.00	100	0	0	3	100	200	
2	0294	SHED WOOD/	0	0	10	15	12.00	12.00	100	1985	1985	3	100	1,800	

LAND DESCRIPTION												TOTAL OB/XF				2,000								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	0		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

BUILDING NOTES											
<p>BAS= W39 S26 E9 FOP= S4 E6 N4 W6\$ E30 N26\$.</p>											

REVIEW DATE 05/01/2017 BY BC																								
Total Acres: 0.33					Total Land Value: 18,500					Market: 0					Agricultural: 0					Common: 18,500				