

LOT 2 GILBERT PARK S/D UNR: COM  
 SW1/4 OF NW1/4, RUN W 605.80 FT,  
 POB, RUN E 277.46 FT, S 170.30 F

SKLAR GROUP LLC  
 21026 NW 167TH PL  
 HIGH SPRINGS, FL 32643

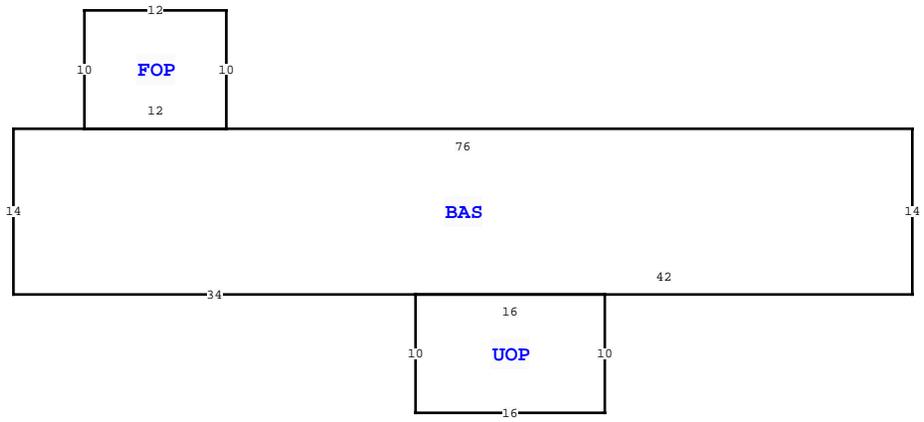
2026

15-7S-17-09996-009



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	26	ALM SIDING 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	05	DRYWALL 100	
Interior Floo	14	CARPET 90	
Interior Floo	08	SHT VINYL 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	02
NEIGHBORHOOD/LOC	15717.020 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,064	100	
FOP	120	35	
UOP	160	25	
TOTALS	1,344		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0201	02	1,146	118.9000	111.77	128,088	1994	1994	0	0	45.00	55.00		
1 MANUF 1 0% - 2022 Heated Area: 1064 HX Base Yr													



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	70,448		
TOTAL MARKET OB/XF VALUE	9,800		
TOTAL LAND VALUE - MARKET	19,260		
TOTAL MARKET VALUE	99,508		
SOH/AGL Deduction	10,247		
ASSESSED VALUE	89,261		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	89,261		
TOTAL JUST VALUE	99,508		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	95,228		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
28678	M H	325	06/21/2010

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1433/2539	3/31/2021	WD Q	Q	I	01	62,000
GRANTOR: CHILDERS WENDY JUANIT						
GRANTEE: SKLAR GROUP LLC						
1354/0739	2/21/2018	WD U	U	I	11	100
GRANTOR: MICHAEL M CHILDERS						
GRANTEE: WENDY JUANITA CHILD						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/08/2026	MLU

BUILDING NOTES	
BAS=[ORIG=0,0] W76 S14 E34 E42 N14 \$	
UOP=[ORIG=-42,14] S10 E16 N10 W16 \$	
FOP=[ORIG=-70,-10] S10 E12 N10 W12 \$	

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	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	800	
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2021	2020	1	100	2,000	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
TOTAL OB/XF 9,800																	

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		A-1	170.00	277.00	1.07	AC		1.00	1.00	1.00	18,000.00	18,000.00	19,260							