

COMM NW COR OF SEC, RUN E 205
 FT FOR POB, CONT E 140 FT, S
 300 FT, W 140 FT, N 300 FT TO

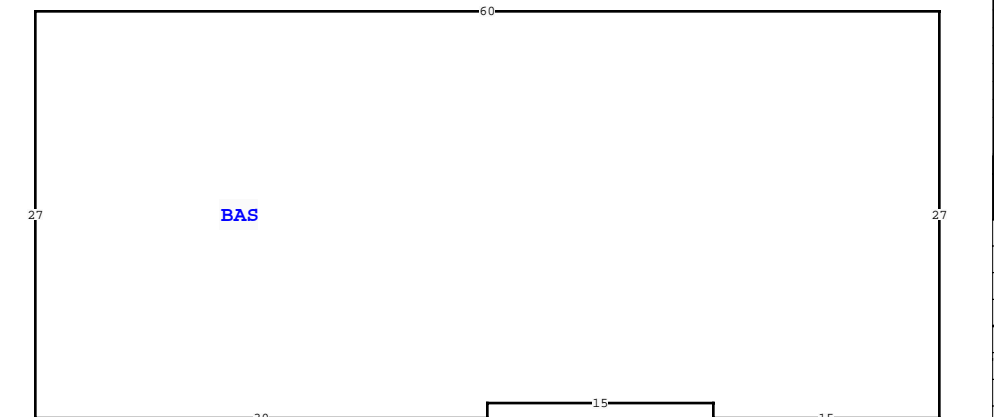
BALMACEDA NORMA
 3048 SW 16TH TER
 MIAMI, FL 33145-1902

2026

16-4S-16-03049-003


ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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		4 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0800	02	1,605	113.9000	68.34	109,686	1991	1991	0	0	60.00	40.00	



Quality	05	05			
DOR CODE	0200 MOBILE HOME				
MAP NUM		06			
NEIGHBORHOOD/LOC	16416.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,605	100		1,605	43,874
TOTALS	1,605			1,605	43,874

L	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	1.00	UT	1,200.00	1,200.00	100	2007	2007	3	100	1,200	
2	9945	Well/Sept	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION										TOTAL OB/XF															
L	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R	D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	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	0.84	AC		1.00	1.00	1.05	13,000.00	13,650.00	11,466							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		43,874	
TOTAL MARKET OB/XF VALUE		8,200	
TOTAL LAND VALUE - MARKET		11,466	
TOTAL MARKET VALUE		63,540	
SOH/AGL Deduction		4,738	
ASSESSED VALUE		58,802	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		58,802	
TOTAL JUST VALUE		63,540	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		63,540	
SALE:4:1: INCLUDES 1996 PINE MANOR MH			
XFOB:1:1: MADIS M H			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
22042	M H	250	07/06/2004
18582	M H	125	08/06/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1177/1059	7/20/2009	WD	U	I	11	100
GRANTOR: AIDA NOHELIA ALMA DE						
GRANTEE: NORMAN BALMACEDA						
1126/0188	7/23/2007	WD	Q	I		64,600
GRANTOR: MICHAEL MCCRANIE TRUS						
GRANTEE: NORMAN BALMACEDA &						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W60 S27 E30 N1 E15 S1 E15N27\$.