

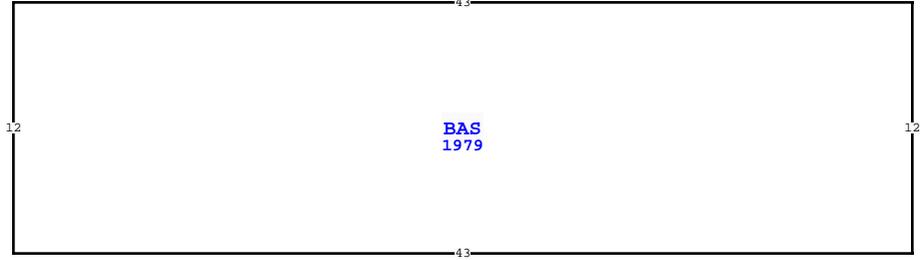
BEG NE COR, RUN S 332.39 FT, W
1031.47 FT TO E R/W US-441,
NE 345.22 FT, E ALONG N SEC

ST. LOUIS RICHARD A II/SADOWSKI REBECCA M
4395 WEST PRICE BLVD
NORTH PORT, FL 34286

2026

17-2S-17-04715-001


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 100
Interior Floo	08	SHT VINYL 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		1 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0200 MOBILE HOME	
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	17217.00 1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	516	100
TOTALS	516	8,070

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0801	02	516	71.1000	39.10	20,176	1979	1979	0	0	60.00	40.00	
3 MH/NOTITLE 0% - 0			Heated Area: 516				HX Base Yr					
												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE							
BAS	516	100		516	8,070							
TOTALS	516			516	8,070							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		8,070	
TOTAL MARKET OB/XF VALUE		26,100	
TOTAL LAND VALUE - MARKET		49,855	
TOTAL MARKET VALUE		84,025	
SOH/AGL Deduction		174	
ASSESSED VALUE		83,851	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		83,851	
TOTAL JUST VALUE		84,025	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		84,025	
BLDG:1:1: DESTINY MH			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
28209	M H	694	11/12/2009

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1373/1574	11/30/2018	WD	Q	I	01	80,000
GRANTOR: SHELTON LAMAR PETTY						
GRANTEE: RICHARD A ST. LOUIS						
1321/0393	8/24/2016	WD	Q	I	01	59,800
GRANTOR: RANDOLPH B BOWMER						
GRANTEE: SHELTON LAMAR PETTY						

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	0040	BARN, POLE	0	0	30	40	1.00	UT	0.00	100	2018	2018	3	100	15,000	
2	0296	SHED METAL	0	0	16	20	1.00	UT	0.00	100	2015	2015	3	100	1,500	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	100			3	100	7,000	
4	0259	MHP HOOKUP	0	0	0	0	2.00	UT	1,150.00	100	2016	2016	3	100	2,300	
5	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	100	2018	2018	3	100	300	

LAND DESCRIPTION																								
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	0.00	0.00	7.67	AC		1.00	1.00	1.00	6,500.00	6,500.00	49,855							

BUILDING NOTES												
BUILDING DIMENSIONS												
BAS1979 = W43 S12 E43 N12S.												

TOTAL OB/XF												
26,100												