

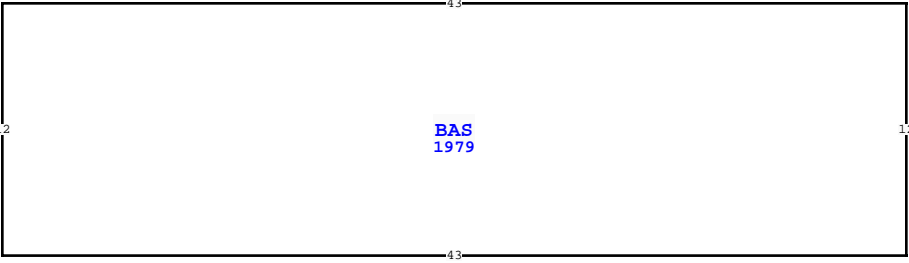
BEG NE COR, RUN S 332.39 FT, W
1031.47 FT TO E R/W US-441,
NE 345.22 FT, E ALONG N SEC

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

2026

17-2S-17-04715-001


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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	YEAR
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														
														
9425 N US HIGHWAY 441 , LAKE CITY														
				BLD DATE					LGL DATE					
				XF DATE					LAND DATE	05/11/2026	MLU			
				INC DATE					AG DATE					

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		61,360	
TOTAL MARKET VALUE		95,530	
SOH/AGL Deduction		11,679	
ASSESSED VALUE		83,851	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		83,851	
TOTAL JUST VALUE		95,530	
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	

TOTAL OB/XF														26,100			
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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	0.00	0.00	7.67	AC		1.00	1.00	1.00	8,000.00	8,000.00	61,360								