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

2027

17-2S-17-04715-001

BUILDING CHARACTERISTICS

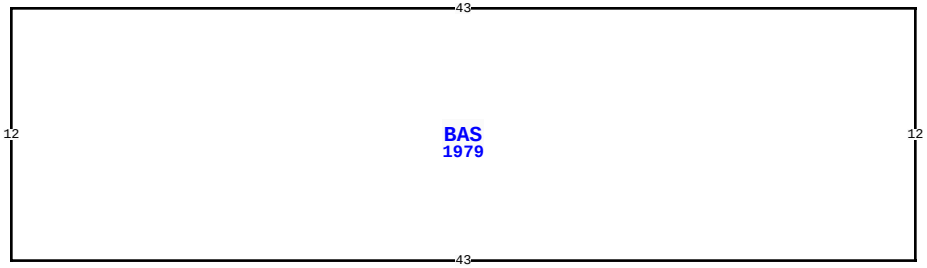
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 100
Interior Floo	08	SHT VINYL 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		1 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	516	100		516	8,070
TOTALS	516			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	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	

EXTRA FEATURES

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

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	3,294
ASSESSED VALUE	92,236
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	92,236
TOTAL JUST VALUE	95,530
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	95,530

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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS1979 = W43 S12 E43 N12$.

LAND DESCRIPTION

TOTAL OB/XF 26,100

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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							

REVIEW DATE 01/04/2019 BY DF Total Acres: 7.67 Total Land Value: 61,360 Market: 0 Agricultural: 0 Common: 61,360 PRINTED 11/17/2026 BY SYS