

LOT 23 FIVE POINTS ACRES S/D.
369-143, 378-21, 714-197, WD 881

WHELAN JAMES/WHELAN JOHN G
13150 88TH AVE
SEMINOLE, FL 33776

2026

17-3S-17-04967-023
COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	01	MINIMUM 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 90	
Interior Floor	08	SHT VINYL 10	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		2 100	
Bathrooms		2 100	
Stories	1.	1. 100	
Architectual Units	01	CONV 100 0 100	
Quality	05	05	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	17317.010 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	SUBAREA MARKET VALUE
BAS	924	100	43,594
UOP	64	25	755
UOP	140	25	1,651
TOTALS	1,128		46,000

MARKET ADJUSTMENTS																									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND														
0200	02	975	105.9000	85.78	83,636	1981	2004	0	0	45.00	55.00														
1 MANUF 1 100% - 2023																									
Heated Area: 924 HX Base Yr 2023																									
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td>05/12/2026</td> <td></td> <td>MLU</td> </tr> </tbody> </table>														BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE				05/12/2026		MLU
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VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		46,000
TOTAL MARKET OB/XF VALUE		3,000
TOTAL LAND VALUE - MARKET		12,750
TOTAL MARKET VALUE		61,750
SOH/AGL Deduction		9,421
ASSESSED VALUE		52,329
TOTAL EXEMPTION VALUE	HX HB SX	52,329
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		61,750
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		57,728

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26721	M H	510	02/06/2008
26444	M H	530	11/21/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1569/99	5/21/2026	WD Q	I	01		100,000
GRANTOR: SMALLWOOD TODD						
GRANTEE: WHELAN JAMES						
1476/1885	9/01/2022	WD Q	I	01		77,500
GRANTOR: DEES SALLY ANN						
GRANTEE: SMALLWOOD TODD						

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	9947	Septic	0	100	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

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	DPHT 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	100		A-1	0.00	0.00	1.02	AC		1.00	1.00	1.00	12,500.00	12,500.00	12,750							

BUILDING NOTES													
<p>BAS= W32 UOP= N8 W8 S8 E8\$ W34 S14 E40 UOP= S7 E20 N7 W20\$ E26 N14\$.</p>													

LAND DESCRIPTION														TOTAL OB/XF										
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1	0200	C	MBL HM	100		A-1	0.00	0.00	1.02	AC		1.00	1.00	1.00	12,500.00	12,500.00	12,750							