BEG SW COR OF N1/2 OF NE1/4 OF S
N ALONG E R/W OF A CO RD 210 FT,
S 210 FT, W 210 FT TO POB & COMM

HARRIS FEDERICK/HARRIS PATRICIA
17530 WOODCREST WAY
CLERMONT, FL 34714

2027

17-3S-17-04970-004

BUILDING CHARACTERISTICS

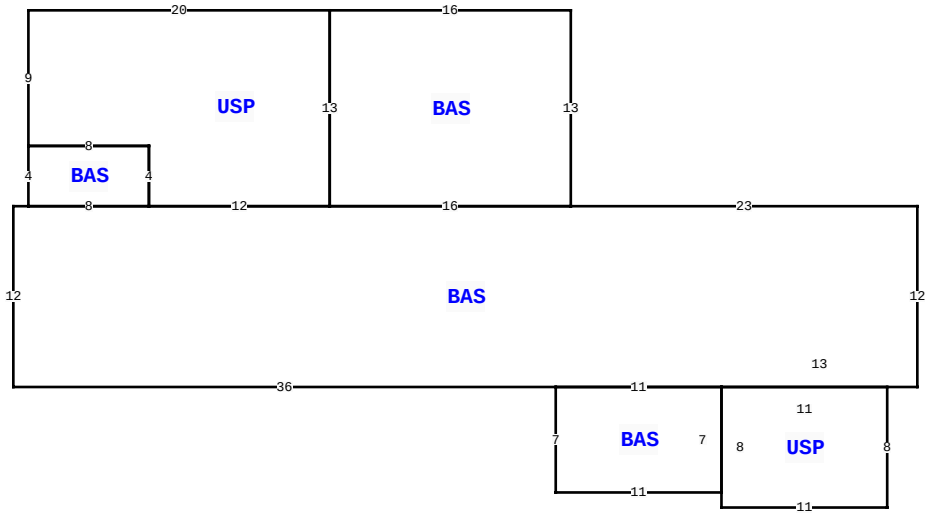
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	02	02
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	17317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	32	100		32	557
BAS	77	100		77	1,340
BAS	208	100		208	3,620
BAS	720	100		720	12,531
USP	88	35		31	540
USP	228	35		80	1,392
TOTALS	1,353			1,148	19,980

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	01	1,148	72.5220	43.51	49,949	1974	1974	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 1037 HX Base Yr



221 NE REBECCA TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	19,980
TOTAL MARKET OB/XF VALUE	9,784
TOTAL LAND VALUE - MARKET	13,200
TOTAL MARKET VALUE	42,964
SOH/AGL Deduction	0
ASSESSED VALUE	42,964
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	42,964
TOTAL JUST VALUE	42,964
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	42,964

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1567/1281	4/23/2026	WD	U	I	11	100
GRANTOR: CHRISTMAS MARGARET						
GRANTEE: HARRIS FEDERICK						
1114/2670	3/27/2007	WD	Q	I	03	100
GRANTOR: MARGARET CHRISTMAS						
GRANTEE: MARGARET CHRISTMAS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W1 S12 E36 BAS= S7 E11 N7 W11$ E11 USP= S8 E11 N8 W11$ E13 N12 W23 BAS= N13 W16 S13 E16$ W16 USP= N13 W20 S9 E8 S4 E12$ W12 BAS= N4 W8 S4 E8$ W8$.

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	0296	SHED METAL	0	0	21	36	756.00	UT	3.30	3.30	50	0	0	3	50	1,247	
2	0297	SHED CONCR	0	0	13	22	286.00	UT	5.50	5.50	50	0	0	3	50	787	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0070	CARPORT UF	0	0	0	0	1.00	UT	400.00	400.00	50	1993	1993	3	50	200	
5	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	50	
6	0060	CARPORT F	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 9,784

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			0.00	0.00	1.00	AC		1.00	1.00	1.00	7,500.00	7,500.00	7,500							
2	0000	C	VAC RES	0		00	0.00	0.00	0.76	AC		1.00	1.00	1.00	7,500.00	7,500.00	5,700							

REVIEW DATE 08/18/2015 BY DF Total Acres: 1.76 Total Land Value: 13,200 Market: 0 Agricultural: 0 Common: 13,200 PRINTED 11/17/2026 BY SYS