

BEG 1377 FT S OF SW COR DIXIE VI
 RUN E 850 FT, S 102.30 FT, W 863
 N 79 FT TO POB.

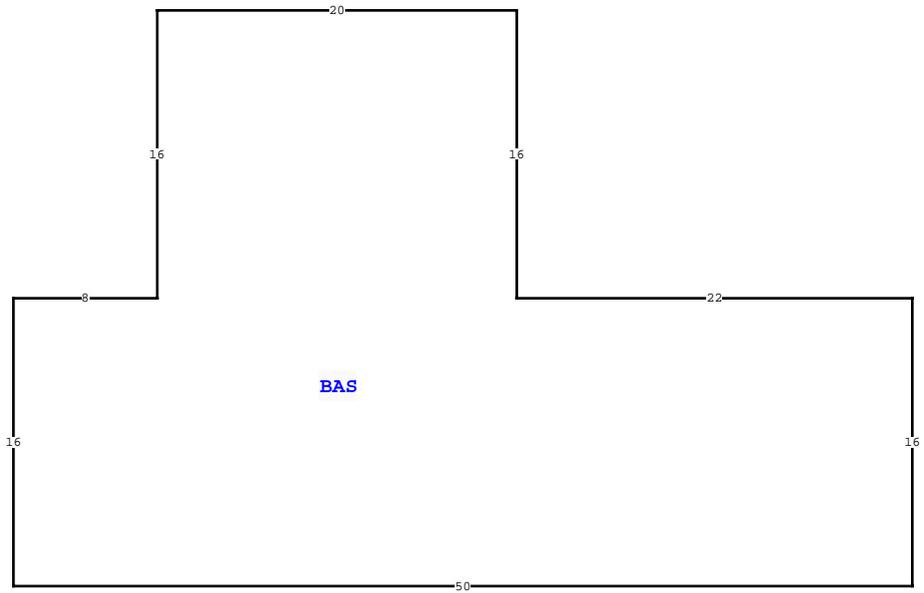
WMH HORIZON LLC
 109 PEARCE ROAD
 AUBURNDALE, FL 33823

2026

17-4S-17-08413-000

BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	15	CONC BLOCK 70			
Exterior Wall	05	AVERAGE 30			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	06	VINYL ASB 80			
Interior Floor	14	CARPET 20			
Air Condition	02	WINDOW 100			
Heating Type	02	CONVECTION 100			
Bedrooms		3 100			
Bathrooms		1 100			
Frame	01	NONE 100			
Stories	1.	1. 100			
Architectual	05	CONV 100			
Units		0 100			
Condition Adj	03	03 100			
Kitchen Adjus	01	01 100			
Quality	03	03			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 06			
NEIGHBORHOOD/LOC	17417.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,120	100		1,120	75,195
TOTALS	1,120			1,120	75,195

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,120	90.6048	103.29	115,685	1945	1945	0	0	35.00	65.00		
1 SINGLE FAM 0% - 0 Heated Area: 1120 HX Base Yr													



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			75,195
TOTAL MARKET OB/XF VALUE			700
TOTAL LAND VALUE - MARKET			20,470
TOTAL MARKET VALUE			96,365
SOH/AGL Deduction			0
ASSESSED VALUE			96,365
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			96,365
TOTAL JUST VALUE			96,365
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			95,048

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1338/1953	6/12/2017	WD	U	I	11	100
GRANTOR: WILEY A & MARY S HUTC						
GRANTEE: WMH HORIZON LLC						

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

BUILDING NOTES													
BUILDING DIMENSIONS													
BAS= W22 N16W20 S16 W8 S16 E50 N16S.													

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	0296	SHED METAL	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	600	
2	0296	SHED METAL	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	

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	0100	C	SFR	0		00	0.00	0.00	1.78	AC		1.00	1.00	1.00	11,500.00	11,500.00	20,470							