COMM SE COR OF SW1/4, RUN W 206.
CONT W 206.25 FT, N 1056 FT, E 2
FT TO POB, EX RD R/W.

SPIRES SETH
13508 VIA ROMA CIR
CLERMONT, FL 34711

2027

18-5S-16-03650-006

BUILDING CHARACTERISTICS

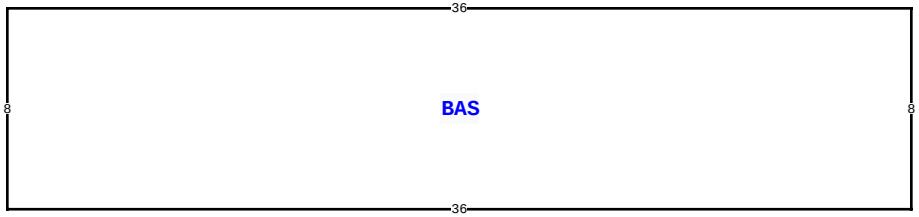
ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 100
Interior Floo	08	SHT VINYL 100
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	18516.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	288	100		288	8,692
TOTALS	288			288	8,692

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	288	59.0000	54.87	15,803	2006	2006	0	0	0	45.00	55.00

1 MANUF 1 0% - 2025 Heated Area: 288 HX Base Yr



1982 SW CARPENTER RD, LAKE CITY

BLD DATE		LGL DATE	05/06/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	8,692
TOTAL MARKET OB/XF VALUE	16,100
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	89,792
SOH/AGL Deduction	0
ASSESSED VALUE	89,792
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	89,792
TOTAL JUST VALUE	89,792
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	89,885

PERMIT NUM	DESCRIPTION	AMT	ISSUED
11883	M H	125	11/20/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1525/1263	10/17/2024	PB	U	I	18	0
GRANTOR: CLERK OF COURT (SPIRE						
GRANTEE: SPIRES SETH						
1070/0087	12/22/2005	WD	Q	V		70,000
GRANTOR: CESAR AND OCHOA						
GRANTEE: SPIRES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W36 S8 E36 N8$.

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	0070	CARPORT UF	0	0	20	40	800.00	UT	2.50	2.50	100	2005	2005	3	100	2,000	
2	0070	CARPORT UF	0	0	20	40	800.00	UT	2.50	2.50	100	2005	2005	3	100	2,000	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	500	
5	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	500	
6	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	400	
7	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,000	
8	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,200	
9	0070	CARPORT UF	0	0	0	0	1.00	UT	1,000.00	1,000.00	100	2026	2025		100	1,000	
10	0252	LEAN-TO W/	0	0	0	0	1.00	UT	500.00	500.00	100	2026	2025		100	500	

TOTAL OB/XF 16,100

LAND DESCRIPTION

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	5.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	65,000							

REVIEW DATE 02/03/2026 BY JB Total Acres: 5.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 11/17/2026 BY SYS