

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

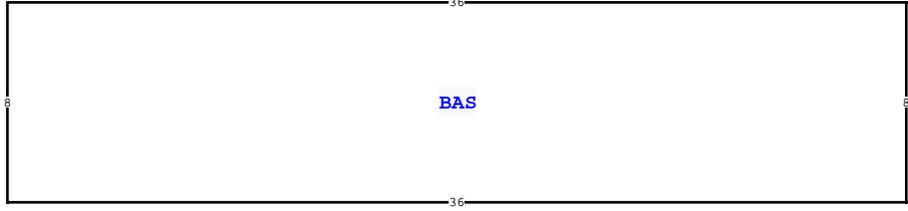
2026

18-5S-16-03650-006



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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
BAS	288	100	
TOTALS	288		8,785

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	55.46	15,972	2006	2006	0	0	45.00	55.00	
1 MANUF 1 0% - 2025 Heated Area: 288 HX Base Yr												



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	8,785		
TOTAL MARKET OB/XF VALUE	16,100		
TOTAL LAND VALUE - MARKET	65,000		
TOTAL MARKET VALUE	89,885		
SOH/AGL Deduction	7,662		
ASSESSED VALUE	82,223		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	82,223		
TOTAL JUST VALUE	89,885		
NCON VALUE	1,500		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	73,385		

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						

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

TOTALS												
1982 SW CARPENTER RD, LAKE CITY												
BLD DATE		LGL DATE										
XF DATE		LAND DATE										
INC DATE		AG DATE										
		05/06/2026										
		MLU										

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS= W36 S8 E36 N8S.												

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	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								