S1/2 OF NE1/4 OF NW1/4.

574-138, 705-079, 743-1991, 945-

HUTCHEON FRANK
170 SHORE DR
RIVIERA BEACH, FL 33404

2027

21-7S-17-10034-001

BUILDING CHARACTERISTICS

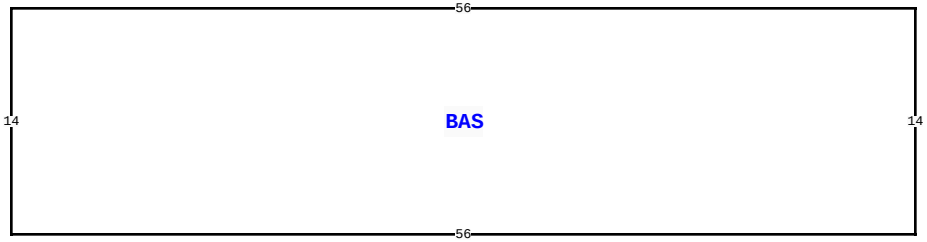
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	21717.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	784	100		784	81,195
TOTALS	784			784	81,195

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	784	116.0000	111.36	87,306	2021	2021	0	0	0	7.00	93.00

1 MANUF 2 0% - 2022 Heated Area: 784 HX Base Yr



1290 SW ACIE JAMES RD, HIGH SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	08/25/2022 SPF

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	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	
2	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	500	
3	0104	GENERATOR	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2022	2021		75	4,500	
4	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	81,195
TOTAL MARKET OB/XF VALUE	12,200
TOTAL LAND VALUE - MARKET	180,000
TOTAL MARKET VALUE	110,850
SOH/AGL Deduction	0
ASSESSED VALUE	110,850
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	110,850
TOTAL JUST VALUE	273,395
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	274,241

XFOB:1:1: 1993 SKYLINE MH

SALE:1:1: 20 ACRES VACANT LAND ; UNUSUAL FINANCING

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042793	Electrical Servic	0	09/21/2021
000042170	Mobile Home		06/18/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1435/389	4/14/2021	WD	Q	V	01	240,000
GRANTOR: BARBER DUANE D & DONA						
GRANTEE: HUTCHEON FRANK						
1214/0081	4/28/2011	WD	Q	I	01	52,000
GRANTOR: JOHNNY L & JOHN LANCE						
GRANTEE: DUANE D & DONALD BA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=-59,-25] E56 S14 W56 N14 $

.

LAND DESCRIPTION

TOTAL OB/XF 12,200

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	1.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	9,000							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	19.00	AC		1.00	1.00	1.00	445.00	445.00	8,455							
3	9910	M	MKT.VAL.AG	0					19.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	171,000							

REVIEW DATE 10/25/2021 BY JB Total Acres: 20.00 Total Land Value: 17,455 Market: 171,000 Agricultural: 8,455 Common: 9,000 PRINTED 11/17/2026 BY SYS