LOTS 9 THRU 12 BLOCK 8 MASON CIT
497-493, 676-7, 763-750, 841-181

ZAVETSKY DAVID G/ZAVETSKY PATRICIA LYNNE
2621 SW 41ST TER
CAPE CORAL, FL 33914

2027

22-5S-17-09340-006

BUILDING CHARACTERISTICS

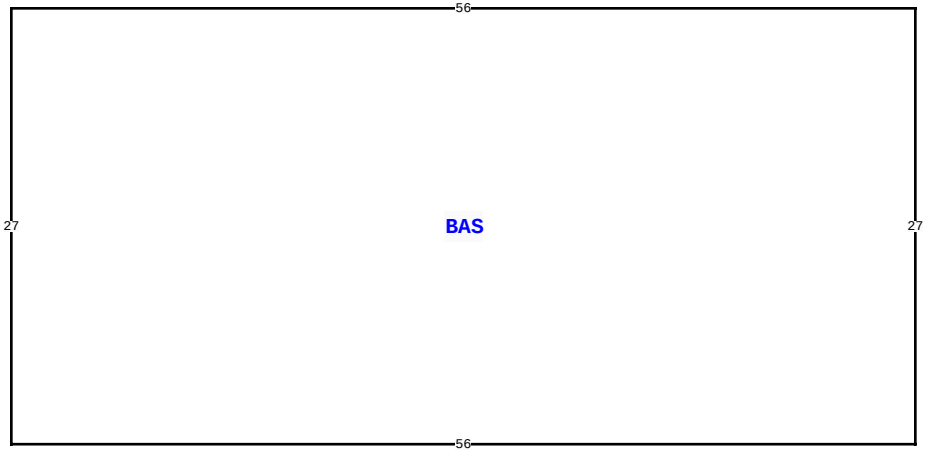
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	22517.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100		1,512	105,110
TOTALS	1,512			1,512	105,110

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,512	115.0000	106.95	161,708	2003	2010	0	0	0	35.00	65.00

1 MANUF 1 0% - 2026 Heated Area: 1512 HX Base Yr



280 SW TURNER PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2004	2004	3	100	1,200	
2	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	105,110
TOTAL MARKET OB/XF VALUE	8,200
TOTAL LAND VALUE - MARKET	13,860
TOTAL MARKET VALUE	127,170
SOH/AGL Deduction	0
ASSESSED VALUE	127,170
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	127,170
TOTAL JUST VALUE	127,170
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	128,301

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046804	Roof Replacement	8,000	03/22/2023
19735	M H	125	07/12/2002
16000	M H	125	09/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1557/1751	12/31/2025	WD	Q	I	01	154,000
GRANTOR: LEECE DAWN R						
GRANTEE: ZAVETSKY DAVID G						
1485/2044	2/23/2023	WD	U	I	11	0
GRANTOR: LEECE DAWN R						
GRANTEE: LEECE DAWN R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S27 E56 N27$.

LAND DESCRIPTION

TOTAL OB/XF 8,200

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		00	0.00	0.00	0.77	AC		1.00	1.00	1.00	18,000.00	18,000.00	13,860							

REVIEW DATE 02/24/2026 BY TP Total Acres: 0.77 Total Land Value: 13,860 Market: 0 Agricultural: 0 Common: 13,860 PRINTED 11/17/2026 BY SYS