N1/2 OF E1/2 OF N1/2 BLOCK 48
MASON CITY.

CAMPOS JOSE L/CAMPOS GABRIELA
2503 ROLYAT ST
FORT PIERCE, FL 34947-5323

2027

22-5S-17-09340-072

BUILDING CHARACTERISTICS

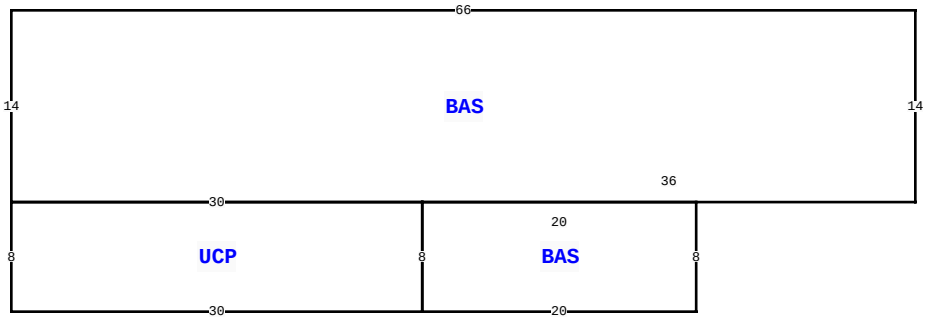
ELEMENT	CD	CONSTRUCTION
Exterior Wall	02	WALL BOARD 50
Exterior Wall	31	VINYL SID 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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	03	03
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	160	100		160	3,295
BAS	924	100		924	19,025
UCP	240	20		48	989
TOTALS	1,324			1,132	23,308

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8000	02	1,132	95.7600	41.18	46,616	1989	1989	0	0	0	50.00	50.00

1 MANUF LGHT 0% - 0 Heated Area: 1084 HX Base Yr



178 SW HODGES WAY, 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	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2003	2003	3	100	200	
2	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	
3	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	23,308
TOTAL MARKET OB/XF VALUE	7,600
TOTAL LAND VALUE - MARKET	14,191
TOTAL MARKET VALUE	45,099
SOH/AGL Deduction	0
ASSESSED VALUE	45,099
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	45,099
TOTAL JUST VALUE	45,099
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	45,099

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053367	Right-of-Way Acce		06/12/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1134/1495	10/19/2007	WD	U	I	08	23,500
GRANTOR: WELLS FARGO FINANCIAL						
GRANTEE: JOSE L & GABRIELA C						
1109/2324	2/05/2007	CT	Q	I	01	1,000
GRANTOR: CLERK OF COURT(PAWELS						
GRANTEE: WELLS FARGO FINANCI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S14 UCP= S8 E30 N8 W30$ E30 BAS= S8 E20 N8 W20$ E36 N14$.

LAND DESCRIPTION

TOTAL OB/XF 7,600

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	0.54	AC		1.00	1.00	1.46	18,000.00	26,280.00	14,191							

REVIEW DATE 08/22/2017 BY BC Total Acres: 0.54 Total Land Value: 14,191 Market: 0 Agricultural: 0 Common: 14,191 PRINTED 11/17/2026 BY SYS