

W 21 AC OF NE1/4 OF SW1/4 DESC A
OF NE1/4 OF SW1/4, N 1328.02 FT,
FT, S 1328.26 FT, W 688.63 FT TO

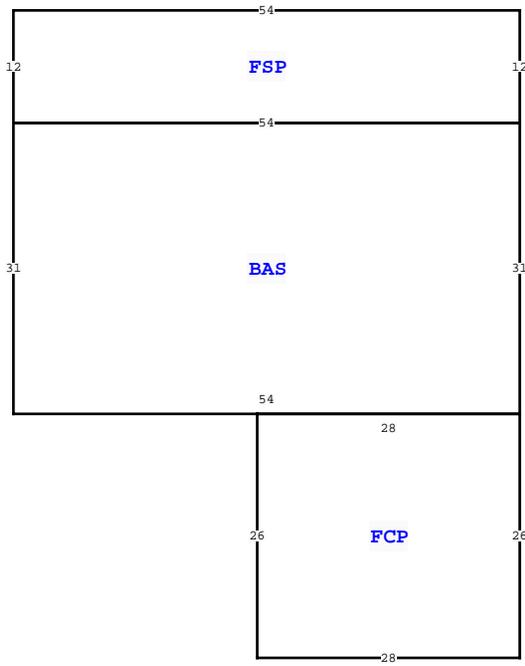
FIOPI UNIQUE PROPERTIES LLC
9914 NW 30 STREET
DORAL, FL 33172

2026

24-2S-15-00089-004
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BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Stories	1.	1.	100
Architectual Units	01	CONV	100
		0	100
Quality	05	05	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	24215.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,674	100	
FCP	728	25	
FSP	648	40	
TOTALS	3,050		
			2,115
			184,754

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MANUF	2	0%	2021							
Heated Area: 1674						HX Base Yr					



301 NW ABRAHM PL, WHITE SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/18/2026
INC DATE		AG DATE	MLU

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0031	BARN,MT AE	0	0	20	30	600.00	UT	10.00	10.00	100
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100
4	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100
5	0266	PRCH,FEP	0	0	0	0	1.00	UT	0.00	0.00	100

TOTAL OB/XF 23,500

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0200	C	MBL HM	0		00	0.00	0.00	21.00	AC	1.00

TOT DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1.00	1.00	0.90	5,500.00	4,950.00	103,950							

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY			STANDARD	
VALUATION BY	Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE	184,754			
TOTAL MARKET OB/XF VALUE	23,500			
TOTAL LAND VALUE - MARKET	103,950			
TOTAL MARKET VALUE	312,204			
SOH/AGL Deduction	10,977			
ASSESSED VALUE	301,227			
TOTAL EXEMPTION VALUE	0			
BASE TAXABLE VALUE	301,227			
TOTAL JUST VALUE	312,204			
NCON VALUE	0			
INCOME VALUE	0			
PREVIOUS YEAR MKT VALUE	304,574			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31942	MAINT/ALTR	85	05/08/2014
31726	M H	662	02/04/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1413/2002	6/18/2020	WD Q	Q	I	01	225,000
GRANTOR: JOSEPH & RHONDA MORAC						
GRANTEE: FIOPI UNIQUE PROPER						
1252/1308	3/28/2013	WD Q	Q	V	01	54,000
GRANTOR: RUDOLPH & MARY HUGGIN						
GRANTEE: JOSEPH & RHONDA MOR						

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W54 S31 E54 FCP= S26 W28 N26 E28\$ N31\$ FSP= N12 W54 S12 E54\$.											