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

2027

24-2S-15-00089-004

BUILDING CHARACTERISTICS

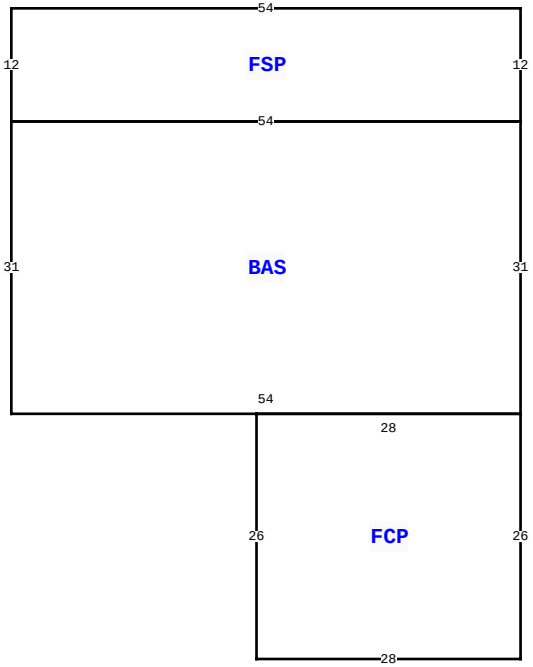
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,674	100		1,674	144,730
FCP	728	25		182	15,735
FSP	648	40		259	22,393
TOTALS	3,050			2,115	182,858

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	2,115	118.5000	113.76	240,602	2014	2014	0	0	0	24.00	76.00

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 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	0031	BARN,MT AE	0	0	20	30	600.00	UT	10.00	10.00	100	2014	2014	3	100	6,000	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2014	2014	3	100	1,200	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	300	
5	0266	PRCH,FEP	0	0	0	0	1.00	UT	0.00	0.00	100	2020	2020	3	100	9,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	182,858
TOTAL MARKET OB/XF VALUE	23,500
TOTAL LAND VALUE - MARKET	103,950
TOTAL MARKET VALUE	310,308
SOH/AGL Deduction	0
ASSESSED VALUE	310,308
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	310,308
TOTAL JUST VALUE	310,308
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	312,204

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	I	01	225,000
GRANTOR: JOSEPH & RHONDA MORAC						
GRANTEE: FIOPI UNIQUE PROPER						
1252/1308	3/28/2013	WD	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$.

LAND DESCRIPTION

TOTAL OB/XF 23,500

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	21.00	AC		1.00	1.00	0.90	5,500.00	4,950.00	103,950							

REVIEW DATE 11/03/2022 BY JD Total Acres: 21.00 Total Land Value: 103,950 Market: 0 Agricultural: 0 Common: 103,950 PRINTED 11/17/2026 BY SYS