LOT 1 PARADISE SOUTH S/D.
ORB 783-303, 790-1569, 888-712,

GROOVER HOWARD H/GROOVER DONNA M
1255 SW BELLVIEW AVE
PORT ST LUCIE, FL 34953

2026

24-5S-16-03707-101

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	24516.010 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

2047 SW OLD WIRE RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	11,827
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	76,827
SOH/AGL Deduction	15,504
ASSESSED VALUE	61,323
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	61,323
TOTAL JUST VALUE	76,827
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	66,827

BLDG:1:1: OAKS MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044307	Electrical Servic	0	04/27/2022
8494	M H	125	06/13/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1368/2569	9/15/2018	WD	Q	I	01	40,000
GRANTOR: DAVID L & DENISE J PL						
GRANTEE: HOWARD H & DONNA M						
1040/0051	3/04/2005	WD	Q	I		35,000
GRANTOR: JULIAN CIPRIANI JR						
GRANTEE: DAVID L PLATZ & DEN						

BUILDING NOTES

BUILDING DIMENSIONS

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	0166	CONC,PAVMT	0	0	0	0	1.00	UT	438.00	438.00	50	0	0	3	50	219	
2	0210	GARAGE U	0	0	24	24	576.00	UT	16.00	16.00	50	2009	2009	3	50	4,608	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 11,827

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	0700	C	MISC RES	0		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 03/06/2026 BY KS Total Acres: 5.01 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 05/12/2026 BY SYS