COMM NE COR, RUN W 33 FT, S 643. W 205 FT FOR POB, CONT W 205 FT, 205.17 FT, N 203.86 FT TO POB EX

THE FISH CAMPA LLC
8260 VICO COURT UNIT A
SARASOTA, FL 34240

2027

25-4S-16-03132-001

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	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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 06

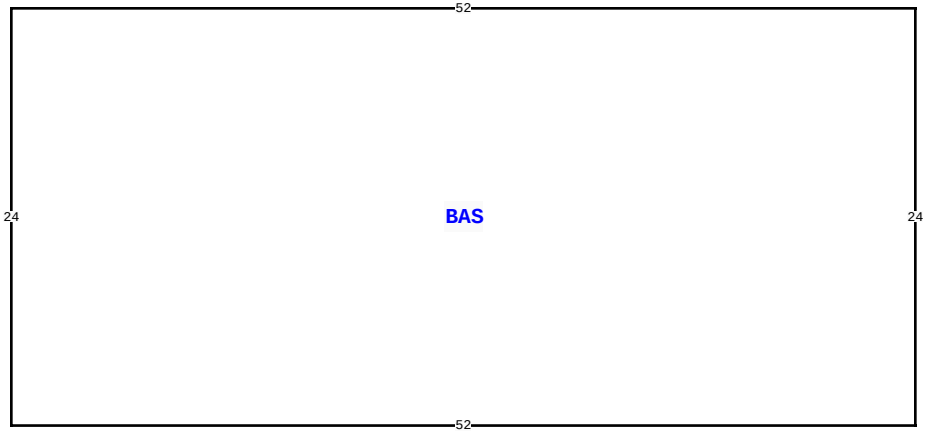
NEIGHBORHOOD/LOC 25416.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,248	100		1,248	35,014
TOTALS	1,248			1,248	35,014

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,248	116.9000	70.14	87,535	1985	2000	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2023 Heated Area: 1248 HX Base Yr



196 SW BILLOWING GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2023	2022		100	1,200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	35,014
TOTAL MARKET OB/XF VALUE	8,200
TOTAL LAND VALUE - MARKET	8,640
TOTAL MARKET VALUE	51,854
SOH/AGL Deduction	0
ASSESSED VALUE	51,854
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	51,854
TOTAL JUST VALUE	51,854
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	51,854

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1472/519	7/29/2022	WD	Q	I	01	62,500
GRANTOR: RICHARDSON JULIE						
GRANTEE: THE FISH CAMPA LLC						
1472/517	7/26/2022	WD	U	I	11	100
GRANTOR: LAYTON CHASE ALLEN						
GRANTEE: RICHARDSON JULIE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 S24 E52 N24$.

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	0.72	AC		1.00	1.00	1.00	12,000.00	12,000.00	8,640							

REVIEW DATE 08/16/2022 BY ME Total Acres: 0.72 Total Land Value: 8,640 Market: 0 Agricultural: 0 Common: 8,640 PRINTED 11/17/2026 BY SYS