COMM NW COR SEC, RUN E 1764.35 F
630.19 FT, E 362.10 FT, N 630.19
TO POB.

POLLITT DEANNA G
217 NW ZANZIBAR PLACE
PORT ST LUCIE, FL 34986

2027

25-5S-16-03711-001

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
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		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 02

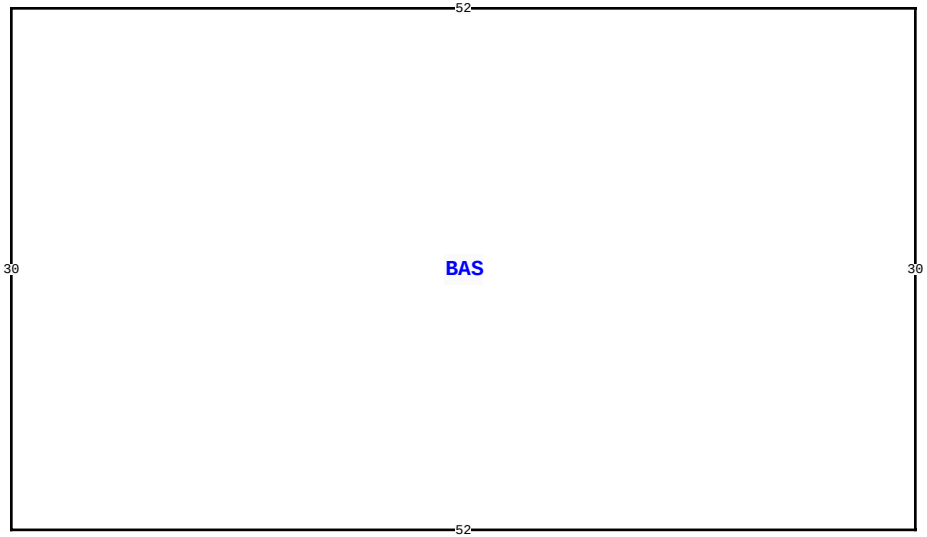
NEIGHBORHOOD/LOC 25516.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,560	100		1,560	32,545
TOTALS	1,560			1,560	32,545

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0800	02	1,560	115.9000	69.54	108,482	2003	2003	0	0	10	60.00	30.00

1 MOBILE HME 0% - 0 Heated Area: 1560 HX Base Yr



602 SW GAINER DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 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	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	200	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	500	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0081	DECKING WI	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	300	
5	0081	DECKING WI	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	600	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	32,545
TOTAL MARKET OB/XF VALUE	8,600
TOTAL LAND VALUE - MARKET	65,130
TOTAL MARKET VALUE	106,275
SOH/AGL Deduction	0
ASSESSED VALUE	106,275
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	106,275
TOTAL JUST VALUE	106,275
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	106,275

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047699	Roof Replacement	7,500	07/19/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1411/2171	5/19/2020	LE	U	I	14	100
GRANTOR: DEANNA G POLLITT (ENH						
GRANTEE: BRIAN S RIX (RMDR)						
1232/0759	3/28/2012	WD	Q	I	01	65,000
GRANTOR: CONNIE SEAY						
GRANTEE: DEANNA GIBBONS POLL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 S30 E52 N30$.

LAND DESCRIPTION

TOTAL OB/XF 8,600

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	5.01	AC		1.00	1.00	1.00	13,000.00	13,000.00	65,130							

REVIEW DATE 03/10/2026 BY KS Total Acres: 5.01 Total Land Value: 65,130 Market: 0 Agricultural: 0 Common: 65,130 PRINTED 11/17/2026 BY SYS