COMM NE COR OF NW1/4 OF NE1/4, W
843.47 FT FOR POB, S 433.34 FT,
433.34 FT, E 266.84 FT TO POB.

BYRNE LAWRENCE RICHARD/BYRNE MAGDA ALEXANDRA
2915 30TH ST WEST
LEHIGH ACRES, FL 33971

2027

25-7S-16-04321-077

BUILDING CHARACTERISTICS

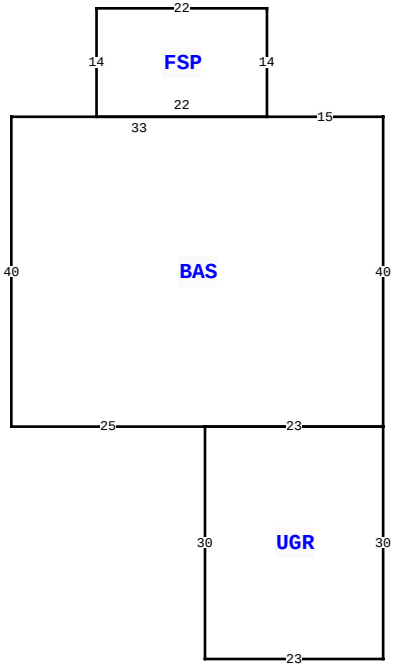
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	25716.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,920	100		1,920	166,777
FSP	308	40		123	10,684
UGR	690	45		310	26,927
TOTALS	2,918			2,353	204,387

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,353	113.9000	105.93	249,253	2016	2016	0	0	0	18.00	82.00

1 MANUF 1 0% - 1997 Heated Area: 1920 HX Base Yr



1531 SW COUNTY ROAD 138 , FORT WHITE

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	204,387
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	42,400
TOTAL MARKET VALUE	246,787
SOH/AGL Deduction	40,008
ASSESSED VALUE	206,779
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	206,779
TOTAL JUST VALUE	246,787
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	248,988

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1569/2536		QC	U	I	11	0

GRANTOR: BAKER KATHLEEN NANCY

GRANTEE: BYRNE LAWRENCE RICH

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 FSP= N14 W22 S14 E22$ W33 S40 E25 UGR= S30 E23 N30 W23$ E23 N40$.

LAND DESCRIPTION

TOTAL OB/XF 0

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	2.65	AC		1.00	1.00	1.00	16,000.00	16,000.00	42,400							

REVIEW DATE BY Total Acres: 2.65 Total Land Value: 42,400 Market: 0 Agricultural: 0 Common: 42,400 PRINTED 11/17/2026 BY SYS