

BEG SW COR, RUN N 201.15 FT, E  
 1081.52 FT TO E LINE OF A 45  
 FT EASEMENT, RUN S 30 DEG E

NORTON KEVIN J  
 1451 W CYPRESS CREEK #300  
 FT. LAUDERDALE, FL 33309

**2026**

26-3S-15-00275-008  


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 Floor	14	CARPET	90		
Interior Floor	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 Units	01	CONV	100	0	100
Quality	05	05			
DOR CODE	0200 MOBILE HOME				
MAP NUM		MKT AREA		01	
NEIGHBORHOOD/LOC	26315.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,056	100		1,056	31,376
TOTALS	1,056			1,056	31,376

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
2	MOBILE HME	0%	- 2021									
				Heated Area: 1056				HX Base Yr				

BAS

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY					
VALUATION BY				STANDARD	
Tax Group: 3				Tax Dist:	
BUILDING MARKET VALUE				31,376	
TOTAL MARKET OB/XF VALUE				14,800	
TOTAL LAND VALUE - MARKET				60,120	
TOTAL MARKET VALUE				106,296	
SOH/AGL Deduction				14,728	
ASSESSED VALUE				91,568	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				91,568	
TOTAL JUST VALUE				106,296	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				99,790	
PERMIT NUM	DESCRIPTION	AMT	ISSUED		

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1411/0681	5/05/2020	WD	U	I	37	30,000
GRANTOR: HARLOD T HUGGHINS TRU						
GRANTEE: KEVIN J NORTON						
1132/1377	9/28/2007	WD	Q	I		65,000
GRANTOR: BENNY A WELL TRUSTEE						
GRANTEE: HAROLD T & MARCIA HU						

EXTRA FEATURES																	
L N	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	0294	SHED WOOD/	0	0	10	10	100.00	UT	12.00	12.00	100	2008	2008	3	100	1,200	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2008	2008	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	0296	SHED METAL	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2023	2022		100	3,500	
5	0261	PRCH, UOP	0	0	0	0	1.00	UT	1,000.00	1,000.00	100	2023	2022		100	1,000	
6	0164	CONC BIN	0	0	0	0	1.00	UT	900.00	900.00	100	2023	2022		100	900	

LAND DESCRIPTION													TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	12,000.00	12,000.00	60,120								

BUILDING NOTES												
BUILDING DIMENSIONS												
BAS= W44 S24 E44 N24\$.												