

AKA LOT 21-A BIG OAKS UNREC: COM
725.77 FT FOR POB, CONT E 403.35
TO N R/W OF A 60 FT EASEMENT, W

GENIS MICHIEL C/GENIS CAROLINA
4045 SE 17TH LN
OCALA, FL 34471

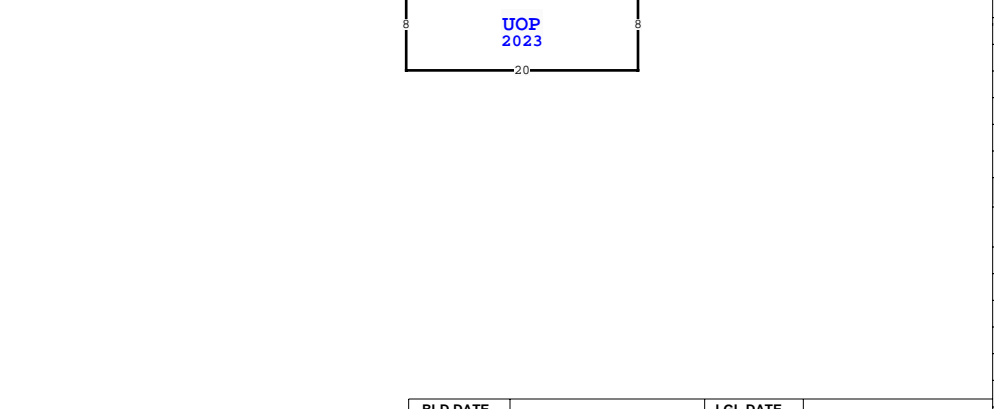
2026

26-5S-16-03717-128



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	12 MODULAR 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	03 FORCED AIR 100
Bedrooms	3 100
Bathrooms	2 100
Stories	1. 1. 100
Architectual	01 CONV 100
Units	0 100
Condition Adj	02 02 100
Kitchen Adjus	01 01 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0800	02	1,831	102.5100	61.51	112,625	1993	1993	0	0	60.00	40.00	



Quality	05 05				
DOR CODE	0200 MOBILE HOME				
MAP NUM	MKT AREA 02				
NEIGHBORHOOD/LOC	26516.010 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,652	100		1,652	40,646
FSP	312	40	2023	125	3,076
UOP	160	25	2023	40	984
USP	40	35		14	344
TOTALS	2,164			1,831	45,050

EXTRA FEATURES		109 SW GAZELLE GLN, FORT WHITE															
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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
2	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	400	
3	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	1,200	
4	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	1,200	
5	0040	BARN, POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	300	
6	0081	DECKING WI	0	0	0	0	1.00	UT	1,000.00	1,000.00	100	2025	2024		100	1,000	
7	0030	BARN, MT	0	0	0	0	1.00	UT	24,000.00	24,000.00	100	2026	2025		100	24,000	
8	0252	LEAN-TO W/	0	0	0	0	1.00	UT	4,800.00	4,800.00	100	2026	2025		100	4,800	
9	0294	SHED WOOD/	0	0	0	0	1.00	UT	200.00	200.00	100	2026	2025		100	200	
10	0060	CARPORT F	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2026	2025		100	2,000	

TOTAL OB/XF													42,100											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	6.19	AC		1.00	1.00	1.00	12,000.00	12,000.00	74,280							

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY					
VALUATION BY				STANDARD	
Tax Group: 3				Tax Dist:	
BUILDING MARKET VALUE				45,050	
TOTAL MARKET OB/XF VALUE				42,100	
TOTAL LAND VALUE - MARKET				74,280	
TOTAL MARKET VALUE				161,430	
SOH/AGL Deduction				575	
ASSESSED VALUE				160,855	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				160,855	
TOTAL JUST VALUE				161,430	
NCON VALUE				31,000	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				118,050	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054411	Storage Building	42,048	11/06/2025
25496	SFR	483	02/06/2007
7309	M H	60	06/25/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1530/131	12/23/2024	WD	Q	I	01	144,000
GRANTOR: HOMRICH MONIQUE MARIE						
GRANTEE: GENIS MICHIEL C						
1467/1074	5/20/2022	WD	Q	I	01	148,000
GRANTOR: GARWOOD ROLAND						
GRANTEE: HOMRICH MONIQUE MAR						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/06/2026	MLU
		04/28/2023	SC

BUILDING NOTES	
BAS=[ORIG=0,0] W41 W25 S26 E20 N2 E20 S2 E24 N12 E2 N14 \$ USP=[ORIG=-46,26] E20 N2 W20 S2 \$ UOP=[YR=2023;ORIG=-26,26] W20 S8 E20 N8 \$ FSP=[YR=2023;ORIG=-66,0] W12 S26 E12 N26 \$	

LAND DESCRIPTION		TOTAL OB/XF 42,100																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	6.19	AC		1.00	1.00	1.00	12,000.00	12,000.00	74,280							