

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

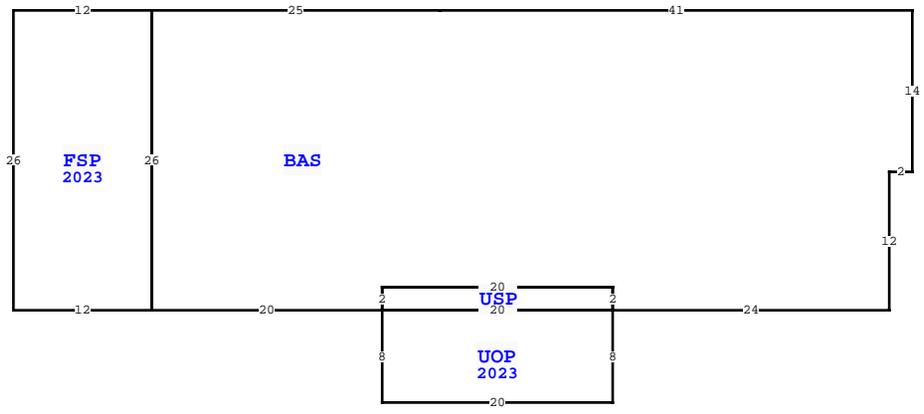
2026

26-5S-16-03717-128



BUILDING CHARACTERISTICS		CONSTRUCTION	
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 Floo	14	CARPET	90
Interior Floo	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
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
BAS	1,652	100	
FSP	312	40	2023
UOP	160	25	2023
USP	40	35	
TOTALS	2,164		

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	64.58	118,246	1993	1993	0	0	60.00	40.00
3 MOBILE HME 0% - 2025 Heated Area: 1652 HX Base Yr											



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		47,298	
TOTAL MARKET OB/XF VALUE		42,100	
TOTAL LAND VALUE - MARKET		74,280	
TOTAL MARKET VALUE		163,678	
SOH/AGL Deduction		2,823	
ASSESSED VALUE		160,855	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		160,855	
TOTAL JUST VALUE		163,678	
NCON VALUE		31,000	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		118,050	
BLDG:1:1: REBEL MH			
XFOB:1:1: REBEL MH			
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						

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							

BUILDING NOTES			
BUILDING DIMENSIONS			
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 \$			