COMM 667.85 FT W OF NE COR OF SW
RUN S 377.73 FT FOR POB, RUN E 4
FT, W 20 FT, N 30 FT, W 446 58 F

SPENCER EDWARD/SPENCER JACQUELINE
3830 46TH ST
VERO BEACH, FL 32967

2027

27-3S-17-05587-004

BUILDING CHARACTERISTICS

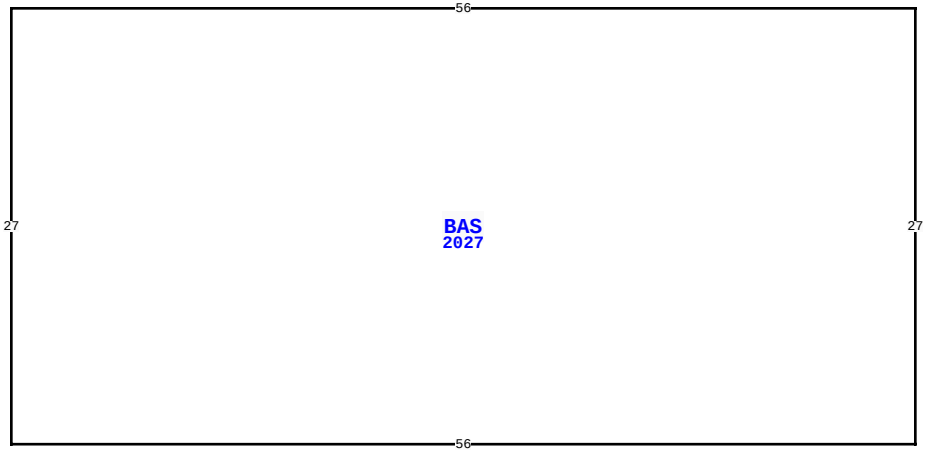
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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 04
NEIGHBORHOOD/LOC	27317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	2027	1,512	161,453
TOTALS	1,512			1,512	161,453

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,512	113.5000	108.96	164,748	2026	2026	0	0	0	2.00	98.00

1 MANUF 2 0% - 2027 Heated Area: 1512 HX Base Yr



224 NE RANGE RD, LAKE CITY

BLD DATE		LGL DATE	04/29/2025 MLU
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
1	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
2	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	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	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	161,453
TOTAL MARKET OB/XF VALUE	8,000
TOTAL LAND VALUE - MARKET	20,790
TOTAL MARKET VALUE	190,243
SOH/AGL Deduction	0
ASSESSED VALUE	190,243
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	190,243
TOTAL JUST VALUE	190,243
NCON VALUE	161,453
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	28,790

LAND:1:1: DOR 1994

XFOB:1:1: BROA MH DOR 1994

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054543	Mobile Home		12/10/2025
000054482	Right-of-Way Acce		11/13/2025
000051638	Electrical Servic	0	11/25/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1523/1834	9/16/2024	WD	Q	I	01	31,000
GRANTOR: NEWELL SYLVIA						
GRANTEE: SPENCER EDWARD						
1518/2496	7/03/2024	WD	U	I	37	15,000
GRANTOR: HUDSON W KEITH						
GRANTEE: NEWELL SYLVIA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2027;ORIG=15,12] E56 S27 W56 N27 $

.

LAND DESCRIPTION

TOTAL OB/XF 8,000

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		00	0.00	0.00	2.70	AC		1.00	1.00	1.10	7,000.00	7,700.00	20,790							

REVIEW DATE 01/13/2026 BY justin Total Acres: 2.70 Total Land Value: 20,790 Market: 0 Agricultural: 0 Common: 20,790 PRINTED 11/17/2026 BY SYS