

(LOT 6 SANTUCKNEE EST UNR)
 COMM NW COR OF SW1/4, RUN S
 ALONG W LINE 664.22 FT, RUN E

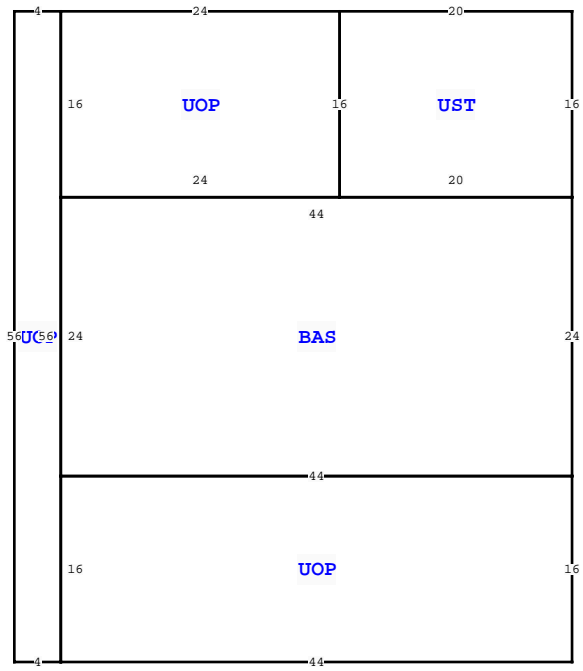
PEREZ CYNTHIA J
 17165 NW 190TH RD
 OKEECHOBEE, FL 34972

2026

30-6S-16-04001-106


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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		2	100
Bathrooms		1	100
Stories	1.	1.	100
Architctual Units	01	CONV	100
		0	100
Quality	05	05	
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	30616.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,056	100	
UOP	224	25	
UOP	384	25	
UOP	704	25	
UST	320	45	
TOTALS	2,688		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0201	02	1,528	114.9000	108.01	165,039	2007	2007	0	0	45.00	55.00
1 MANUF 1 0% - 0 Heated Area: 1056 HX Base Yr											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		90,771	
TOTAL MARKET OB/XF VALUE		8,000	
TOTAL LAND VALUE - MARKET		110,110	
TOTAL MARKET VALUE		208,881	
SOH/AGL Deduction		35,961	
ASSESSED VALUE		172,920	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		172,920	
TOTAL JUST VALUE		208,881	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		198,818	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25662	M H	468	03/28/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1263/0169	9/16/2013	QC	U	I	11	100
GRANTOR: CYNTHIA J & JOSE R PE						
GRANTEE: CYNTHIA J						
1263/0166	9/16/2013	QC	U	I	11	100
GRANTOR: MICHAEL K STEARNS & L						
GRANTEE: CYNTHIA J & JOSE R						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/06/2026	MLU

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100
2	0040	BARN, POLE	0	0	0	0	1.00	UT	0.00	0.00	100
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100

BUILDING NOTES	
BAS= W44 S24 E44 N24\$ UST= N16 W20 UOP= W24 UOP= W4 S56 E4 UOP= E44 N16 W44 S16\$ N56\$ S16 E24 N16\$ S16 E20\$.	

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	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	10.01	AC		1.00	1.00	1.00	11,000.00	11,000.00	110,110							