

COMM NW COR OF N1/2 OF NE1/4, RU
FOR POB, CONT S 793 FT, E 553.70
W 553.70 FT TO POB.

PEARSON SONYA P
P O BOX 62
ALACHUA, FL 32616-0062

2026

30-6S-17-09811-001
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BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	04	PLYWOOD	100
Interior Floo	14	CARPET	90
Interior Floo	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	01	CONV	100
Units		0	100
Condition Adj	02	02	100
Kitchen Adjus	01	01	100
Quality	03	03	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	30617.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,620	100	
TOTALS	1,620		1,620 43,864

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MOBILE HME	100%	- 2010								
				Heated Area: 1620			HX Base Yr 2010				

BAS

COLUMBIA COUNTY PROPERTY VALUATION SUMMARY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		43,864	
TOTAL MARKET OB/XF VALUE		7,000	
TOTAL LAND VALUE - MARKET		47,880	
TOTAL MARKET VALUE		98,744	
SOH/AGL Deduction		34,996	
ASSESSED VALUE		63,748	
TOTAL EXEMPTION VALUE	HX HB WX	43,748	
BASE TAXABLE VALUE		20,000	
TOTAL JUST VALUE		98,744	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		100,213	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1170/0435	3/24/2009	WD	U	I	18	70,000
GRANTOR: SECRETARY OF HOUSING						
GRANTEE: HALORAN & SONYA PEA						
1162/0324	11/01/2008	WD	Q	I	01	100
GRANTOR: CHASE HOME FINANCE LL						
GRANTEE: SECRETARY OF HOUSIN						

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	9945	Well/Sept	0	100	0	0			7,000.00	100			3	100	7,000	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W60 S27 E60 N27\$.	

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	100		A-1	0.00	0.00	10.08	AC		1.00	1.00	0.50	9,500.00	4,750.00	47,880							