

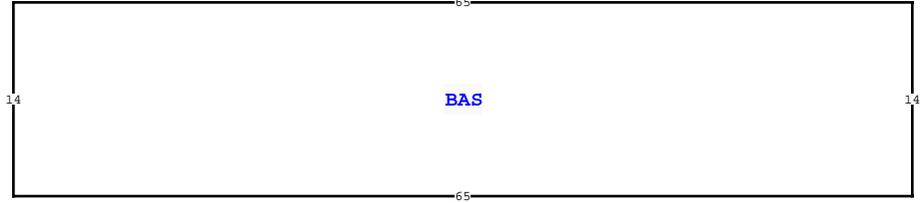
BEG 567.80 FT E OF INTERS OF S R
& W LINE OF W1/2 OF NW1/4, RUN E
S 541.73 FT, W 76.54 FT, N 542.2

FENCE HOOVEY AND WATER, LLC
701 S HOWARD AVE #106-828
TAMPA, FL 33606

2026

31-3S-18-10329-000


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 Floor	13	LAM/VNLPLK 100	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		2 100	
Bathrooms		1 100	
Stories	1.	1. 100	
Architctual	01	CONV 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	1418.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	910	100	
TOTALS	910		30,448

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0800	02	910	113.0000	71.19	64,783	1994	2005	0	0	53.00	47.00			
1 MOBILE HME 0% - 2026 Heated Area: 910 HX Base Yr														
														
4906 E US HIGHWAY 90 , LAKE CITY														
				BLD DATE					LGL DATE					
				XF DATE					LAND DATE	04/29/2025	MLU			
				INC DATE					AG DATE					

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		30,448	
TOTAL MARKET OB/XF VALUE		10,200	
TOTAL LAND VALUE - MARKET		10,450	
TOTAL MARKET VALUE		51,098	
SOH/AGL Deduction		0	
ASSESSED VALUE		51,098	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		51,098	
TOTAL JUST VALUE		51,098	
NCON VALUE		3,000	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		24,561	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9197	M H	125	12/22/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1550/1811	8/13/2025	WD	Q	I	01	85,000
GRANTOR: CURLIN JARED						
GRANTEE: FENCE HOOVEY AND WA						
1495/2352	7/28/2023	WD	Q	I	01	21,000
GRANTOR: THOMPSON TAMMY AMANDA						
GRANTEE: CURLIN JARED						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W65 S14 E65 N14\$.	

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	0296	SHED METAL	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	200	
2	9945	Well/Sept	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	0261	PRCH, UOP	0	0	0	1.00	UT	0.00	0.00	100	2026	2025		100	1,500	
4	0261	PRCH, UOP	0	0	0	1.00	UT	0.00	0.00	100	2026	2025		100	1,500	

LAND DESCRIPTION														TOTAL OB/XF 10,200										
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	0		00	0.00	0.00	0.95	AC		1.00	1.00	1.00	11,000.00	11,000.00	10,450							