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

2027

31-3S-18-10329-000

BUILDING CHARACTERISTICS

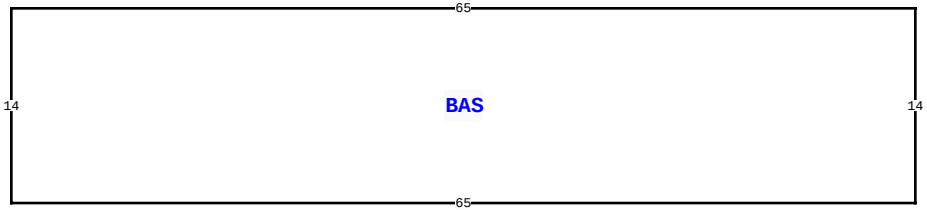
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	910	100		910	28,998
TOTALS	910			910	28,998

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	67.80	61,698	1994	2005	0	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	

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	28,998
TOTAL MARKET OB/XF VALUE	10,200
TOTAL LAND VALUE - MARKET	17,100
TOTAL MARKET VALUE	56,298
SOH/AGL Deduction	0
ASSESSED VALUE	56,298
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	56,298
TOTAL JUST VALUE	56,298
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	56,298

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$.

LAND DESCRIPTION

TOTAL OB/XF 10,200

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	0.95	AC		1.00	1.00	1.00	18,000.00	18,000.00	17,100							

REVIEW DATE 01/28/2026 BY TP Total Acres: 0.95 Total Land Value: 17,100 Market: 0 Agricultural: 0 Common: 17,100 PRINTED 11/17/2026 BY SYS