(AKA LOT 12 PINE FOREST UNREC).
SE1/4 OF SE1/4, RUN E 715.15 FT,
533.24 FT, N 2072.93 FT FOR POB,

PETSCHE ANDREW S/PETSCHE MICHELE N
1541 CARROLL ST
CLEARWATER, FL 33755

2027

31-5S-16-03744-412

BUILDING CHARACTERISTICS

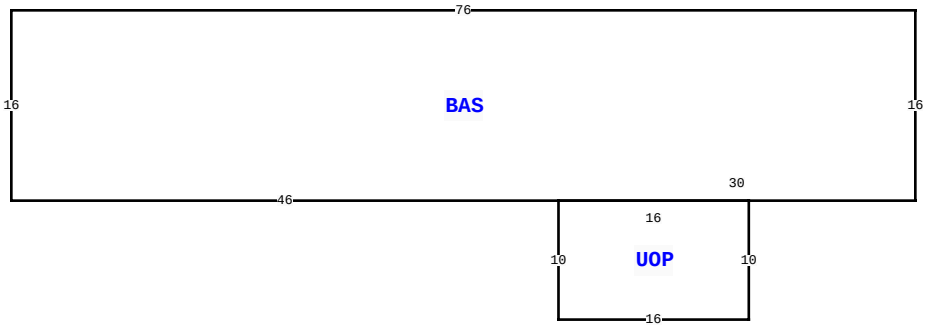
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	31516.040	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100		1,216	26,241
UOP	160	25		40	863
TOTALS	1,376			1,256	27,104

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,256	89.9100	53.95	67,761	1999	1999	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 1216 HX Base Yr



227 SW BRIGADE GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 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	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	500	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	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	
4	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2020	2020	3	100	200	
5	0031	BARN,MT AE	0	0	24	30	720.00	UT	11.00	11.00	100	2020	2020	3	100	7,920	
6	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2020	2020	3	100	500	
7	0251	LEAN TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2020	2020	3	100	1,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	27,104
TOTAL MARKET OB/XF VALUE	17,620
TOTAL LAND VALUE - MARKET	106,675
TOTAL MARKET VALUE	151,399
SOH/AGL Deduction	14,549
ASSESSED VALUE	136,850
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	136,850
TOTAL JUST VALUE	151,399
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	151,399

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1365/2617	7/31/2018	QC	U	I	11	100
GRANTOR: ANDREW S PETSCH						
GRANTEE: ANDREW S PETSCH & M						
1298/0836	7/17/2015	WD	U	I	12	39,500
GRANTOR: CAMPUS USA CREDIT UNI						
GRANTEE: ANDREW S PETSCH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W76 S16 E46 E30 N16 $
UOP=[ORIG=-30,16] S10 E16 N10 W16 $
.

LAND DESCRIPTION

TOTAL OB/XF 17,620

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		A-1	0.00	0.00	12.55	AC		1.00	1.00	1.00	8,500.00	8,500.00	106,675							

REVIEW DATE 03/26/2026 BY AJ Total Acres: 12.55 Total Land Value: 106,675 Market: 0 Agricultural: 0 Common: 106,675 PRINTED 11/17/2026 BY SYS