

(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,

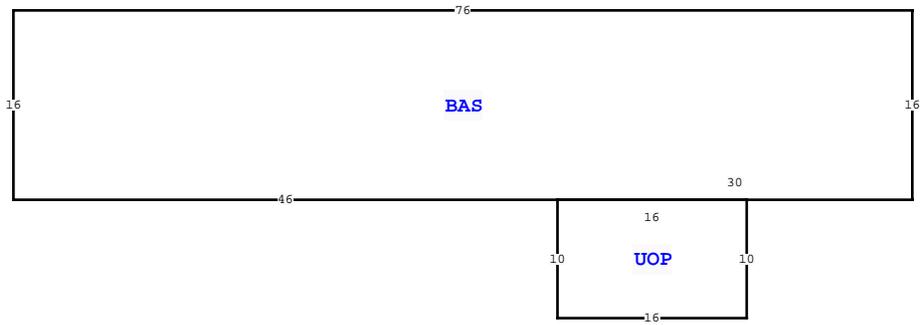
PETSCH ANDREW S/PETSCH MICHELE N
1541 CARROLL ST
CLEARWATER, FL 33755

2026

31-5S-16-03744-412


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 Floor	14	CARPET	90	
Interior Floor	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	
Architectural	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 MARKET VALUE
BAS	1,216	100		27,550
UOP	160	25		906
TOTALS	1,376			28,456

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MOBILE HME	0% - 0									
			Heated Area: 1216			HX Base Yr					



BAS

UOP

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			28,456
TOTAL MARKET OB/XF VALUE			17,620
TOTAL LAND VALUE - MARKET			106,675
TOTAL MARKET VALUE			152,751
SOH/AGL Deduction			28,342
ASSESSED VALUE			124,409
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			124,409
TOTAL JUST VALUE			152,751
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			140,403

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						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100
2	0166	CONC, PAVMT	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
4	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100
5	0031	BARN, MT AE	0	0	24	30	720.00	UT	11.00	11.00	100
6	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100
7	0251	LEAN TO W/	0	0	0	0	1.00	UT	0.00	0.00	100

TOTAL OB/XF												17,620			
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	05/07/2026						MLU			

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