

BEG NE COR OF LOT 1 WALDRON HEIG
 RUN E 7.5 FT TO E LINE OF NE1/4
 RUN N 95 FT, W 89.09 FT, S 87 FT

SHIPMAN DAVID L
 16304 SW 10TH ST
 PEMBROKE PINES, FL 33027-5109

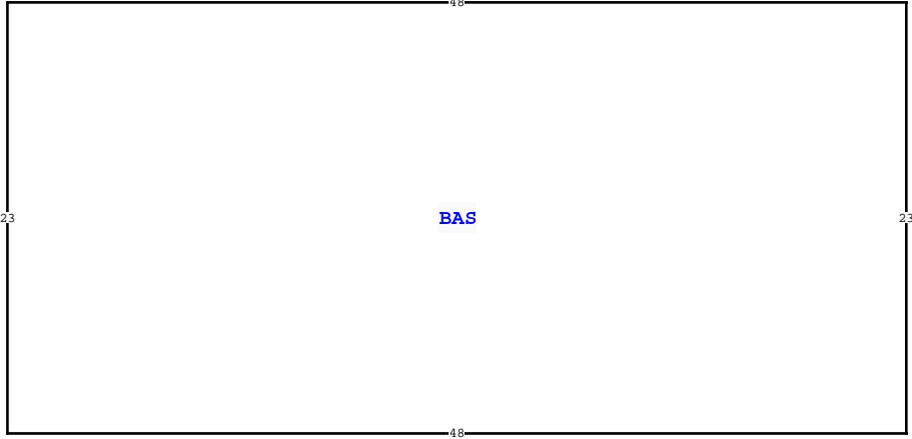
2026

33-3S-17-06457-001



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	01	MINIMUM 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	01	MINIMUM 100	
Interior Wall	01	MINIMUM 100	
Interior Floor	02	MIN PLYWD 100	
Air Condition	02	WINDOW 100	
Heating Type	02	CONVECTION 100	
Bedrooms		2 100	
Bathrooms		2 100	
Stories	1.	1. 100	
Architectual	01	CONV 100	
Units		0 100	
Quality	01	01	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	33317.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,104	100	
TOTALS	1,104		1,104 8,764

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,104	42.0000	26.46	29,212	1975	1975	10	0	60.00	30.00
2 MOBILE HME 0% - 0 Heated Area: 1104 HX Base Yr											



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			8,764
TOTAL MARKET OB/XF VALUE			10,000
TOTAL LAND VALUE - MARKET			3,365
TOTAL MARKET VALUE			22,129
SOH/AGL Deduction			3,994
ASSESSED VALUE			18,135
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			18,135
TOTAL JUST VALUE			22,129
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			21,711
XFOB:1:1:	SHELBY MH		
LAND:1:1:	ADJ4;GRADE ROAD.		
BLDG:1:1:	SHELBY MH		
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1506/345	12/06/2023	QC	U	I	11	100
GRANTOR: SHIPMAN XAVIER						
GRANTEE: SANLINO ROSE ANNETT						
0960/0062	8/12/2002	TD	Q	V	03	1,400
GRANTOR: CLERK OF COURT (TIMMO)						
GRANTEE: DAVID L SHIPMAN						

EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	9945	Well/Sept	0	0	0	1.00	UT	7,000.00	7,000.00	
2	9947	Septic	0	0	0	1.00	UT	3,000.00	3,000.00	

TOTAL OB/XF 10,000											
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE						

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W48 S23 E48 N23\$.									

LAND DESCRIPTION										TOTAL OB/XF 10,000														
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		RSF/MH	91.00	87.00	7,917.00	SF		1.00	1.00	0.85	0.50	0.43	3,365							