

LOT 3 COUNTRY MEADOW S/D.
824-874, WD 1016-784, WD 1051-12

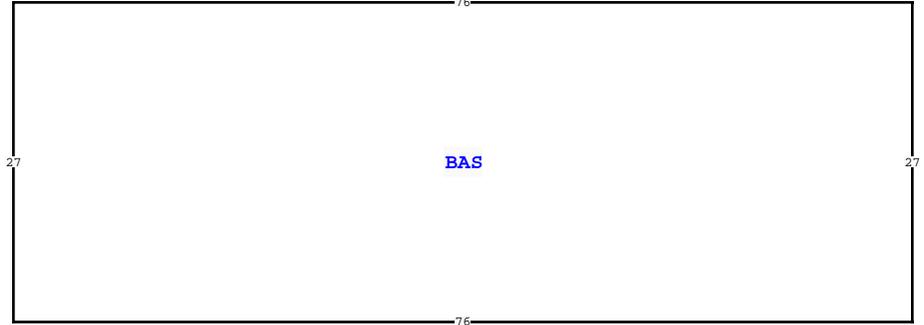
SELTZER LANCE/SELTZER JOANNE
820 GREENBRIAR AVE
DAVIE, FL 33325

2026

33-5S-16-03751-103
COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	31 VINYL SID 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	4 100
Bathrooms	3 100
Stories	1. 1. 100
Architectual	01 CONV 100
Units	0 100
Condition Adj	01 01 100
Kitchen Adjus	01 01 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0800	02	2,052	91.1200	54.67	112,183	1997	1997	0	0	60.00	40.00		
1 MOBILE HME 0% - 0 Heated Area: 2052 HX Base Yr													



Quality	05 05				
DOR CODE	0200 MOBILE HOME				
MAP NUM	MKT AREA 02				
NEIGHBORHOOD/LOC	33516.010 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,052	100		2,052	44,873
TOTALS	2,052			2,052	44,873

12686 SW STATE ROAD 47 , FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026
INC DATE		AG DATE	MLU

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	0190	FPLC PF	0	0	0	1.00	UT	1,200.00	1,200.00	100	2004	2004	3	100	1,200	
2	0210	GARAGE U	0	0	28	784.00	UT	18.00	18.00	20	2004	2004	3	20	2,822	
3	9945	Well/Sept	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION TOTAL OB/XF 11,022

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	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			44,873
TOTAL MARKET OB/XF VALUE			11,022
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			120,895
SOH/AGL Deduction			24,100
ASSESSED VALUE			96,795
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			96,795
TOTAL JUST VALUE			120,895
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			110,895
PRMT:1:1: LOT 3 BARNETT			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
12518	M H	125	05/15/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1356/0156	3/19/2018	WD Q	Q	I	01	65,000
GRANTOR: WALTER C WRIGHT JR &						
GRANTEE: LANCE & JOANNE SELT						
1051/1249	6/30/2005	WD Q	Q	I		132,500
GRANTOR: DURBIN						
GRANTEE: WRIGHT						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W76 S27 E76 N27\$.