

COMM NW COR OF E1/2, S 1386.91 F
1341.50 FT, S 268.37 FT, W 1343.
FT TO POB. (AKA PARCEL "D" RUMPH

PEDERSEN JOHN/PEDERSEN SUSAN
4440 SW 35TH TER
GAINESVILLE, FL 32608

2026

33-6S-17-09834-204



BUILDING CHARACTERISTICS		CONSTRUCTION	
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		2	100
Stories	1.	1.	100
Architctual	01	CONV	100
Units		0	100
Condition Adj	01	01	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	33617.010	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,356	100	
TOTALS	2,356		36,066

MARKET ADJUSTMENTS																									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND													
1	MANUF	1	0%	- 2026																					
				Heated Area:	2356			HX Base Yr																	
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td>05/07/2026</td> <td>MLU</td> </tr> </tbody> </table>														BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE					05/07/2026	MLU
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COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		36,066	
TOTAL MARKET OB/XF VALUE		9,100	
TOTAL LAND VALUE - MARKET		165,870	
TOTAL MARKET VALUE		211,036	
SOH/AGL Deduction		125,986	
ASSESSED VALUE		85,050	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		85,050	
TOTAL JUST VALUE		211,036	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		210,178	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18024	M H	125	03/08/2001
15861	M H	125	08/04/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1545/1382	7/10/2025	WD	U	I	38	168,300
GRANTOR: CUPP WILLIAM						
GRANTEE: PEDERSEN JOHN						
1114/1583	3/19/2007	WD	Q	I	01	100
GRANTOR: NINI T SCHLIBENER & W						
GRANTEE: NINI T SCHLIBENER &						

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	0	1.00	UT	1,200.00	1,200.00	50	1999	1999	3	50	600	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
6	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	800	
7	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	
8	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	
9	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	
														TOTAL OB/XF		9,100	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W76 S31 E76 N31S.	

LAND DESCRIPTION														TOTAL OB/XF										
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	18.43	AC		1.00	1.00	1.00	9,000.00	9,000.00	165,870							