

COMM NE COR, RUN S 1534.50 FT
TO S R/W SAL RR, RUN W ALONG
R/W 1351.50 FT FOR POB, RUN S

ETHAN PROPERTIES INC
4406 FLEXER DR
HERNANDO BEACH, FL 34607

2026

34-3S-17-06876-000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	29	NONE	70
Exterior Wall	24	CORG METAL	30
Roof Structure	09	RIDGE FRME	100
Roof Cover	01	MINIMUM	100
Interior Wall	01	MINIMUM	100
Interior Floor	03	CONC FINSH	100
Air Condition	01	NONE	100
Heating Type	01	NONE	100
Plumbing		20	100
Frame	05	STEEL	100
Story Height		14	100
RMS		0	100
Stories	1.	1.	100
Units		0	100
Condition Adj	02	02	100
Quality	01	01	
DOR CODE	4100 LIGHT MANUFACTURE		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	34317.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
AOF	4,420	150	
BAS	103,585	100	
CAN	2,310	30	
TOTALS	110,315		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
1	MANUF LGHT	0%	- 0	17.63	1,955,308	1960	1960	0	0	30	50.00	20.00

Heated Area: 108005 HX Base Yr

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 3
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			472,034
TOTAL MARKET OB/XF VALUE			25,160
TOTAL LAND VALUE - MARKET			199,971
TOTAL MARKET VALUE			697,165
SOH/AGL Deduction			0
ASSESSED VALUE			697,165
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			697,165
TOTAL JUST VALUE			697,165
NCON VALUE			0
INCOME VALUE			0
PREVIOUS YEAR MKT VALUE			668,810
SALE:2:1: INCLUDED PARCEL #06878-000			
SALE:1:1: PREVIOUS CONCORD-CHAMPION MOBILE HOME MF			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051550	Electrical Servic	1,000	11/18/2024
000042017	Electrical Servic	30,000	05/26/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0789/0510	4/13/1994	WD	Q	I		395,000
GRANTOR: HARRY C DENUNE						
GRANTEE: ETHAN PROPERTIES IN						
0695/0166	8/22/1989	WD	U	I	35	255,000
GRANTOR: CONCORD-CHAMPION						
GRANTEE: DENUNE						

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	0260	PAVEMENT-A	0	0	0	0	1.00	UT	10,000.00	10,000.00	50	0	0	3	50	5,000	
2	0140	CLFENCE	6	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	2,000	
3	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	800	
4	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2001	2001	3	100	1,500	
5	0040	BARN, POLE	0	0	40	90	3,600.00	UT	2.00	2.00	100	2008	2008	3	100	7,200	
6	0040	BARN, POLE	0	0	30	100	3,000.00	UT	2.00	2.00	100	2008	2008	3	100	6,000	
7	0040	BARN, POLE	0	0	14	190	2,660.00	UT	2.00	2.00	50	2008	2008	3	50	2,660	

TOTAL OB/XF												25,160					
BLD DATE												LGL DATE					
XF DATE												LAND DATE					
INC DATE												AG DATE					

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W198 S55 W204 CAN= N30 W77 S30 E77\$ W77 S125 E39 S80 E200 AOF= N40 E100 S20 E21 S20 W121\$ E121 N20 E119 N240\$.											

LAND DESCRIPTION																								
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	4100	C	LIGHT MFG	0		00	0.00	0.00	13.07	AC		1.00	1.00	0.90	17,000.00	15,300.00	199,971							

TOTAL OB/XF												25,160					

