

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		
		110,908	373,760

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									
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			451,424
TOTAL MARKET OB/XF VALUE			25,160
TOTAL LAND VALUE - MARKET			199,971
TOTAL MARKET VALUE			676,555
SOH/AGL Deduction			0
ASSESSED VALUE			676,555
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			676,555
TOTAL JUST VALUE			676,555
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
1	0260	PAVEMENT-A	0	0	0	0	1.00	UT	10,000.00	10,000.00
2	0140	CLFENCE	6	0	0	0	1.00	UT	0.00	0.00
3	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00
4	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00
5	0040	BARN, POLE	0	0	40	90	3,600.00	UT	2.00	2.00
6	0040	BARN, POLE	0	0	30	100	3,000.00	UT	2.00	2.00
7	0040	BARN, POLE	0	0	14	190	2,660.00	UT	2.00	2.00

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										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	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							



