

COMM SW COR OF SE1/4 OF SW1/4, E  
R/W OF CR-241 FOR POB, CONT E 61  
470.24 FT, W 574.92 FT TO E R/W

FERNANDEZ AGUSTIN I/FERNANDEZ AMY R  
1662 SE COUNTY RD 241  
LULU, FL 32061

**2026**

34-4S-18-10541-002  
3

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	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		3	100
Bathrooms		2	100
Stories	1.	1.	100
Architectual	01	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	1418.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,620	100	
TOTALS	1,620		45,062

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MOBILE HME	100% - 1998		69.54	112,655	1997	1997		0	60.00	40.00
Heated Area: 1620			HX Base Yr 1998								

BAS

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			45,062
TOTAL MARKET OB/XF VALUE			14,900
TOTAL LAND VALUE - MARKET			31,000
TOTAL MARKET VALUE			90,962
SOH/AGL Deduction			32,508
ASSESSED VALUE			58,454
TOTAL EXEMPTION VALUE	HX HB		33,454
BASE TAXABLE VALUE			25,000
TOTAL JUST VALUE			90,962
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			90,962
PRCL: 0:2: N			
LAND: 1:1: SPLIT FROM RE# 10541-001			
BLDG: 1:1: REDM MH (RP'D-AMY/AUGUSTIN FERNANDES)			
SALE: 1:1: 6.20 AC			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0832/1244	12/02/1996	WD	Q	V	02	0
GRANTOR: RYAN						
GRANTEE: FERNANDEZ						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0294	SHED WOOD/	0	100	30	72	1.00	UT	0.00	0.00	100
2	0190	FPPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100
4	0080	DECKING	0	100	0	0	1.00	UT	600.00	600.00	50
5	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100
6	0251	LEAN TO W/	0	100	0	0	1.00	UT	0.00	0.00	100
7	0251	LEAN TO W/	0	100	0	0	1.00	UT	0.00	0.00	100
8	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100
9	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100

TOTAL OB/XF											
14,900											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0102	C	SFR/MH	100		A-1	0.00	0.00	6.20	AC	

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W60 S27 E60 N27\$.											

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	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0102	C	SFR/MH	100		A-1	0.00	0.00	6.20	AC		1.00	1.00	1.00	5,000.00	5,000.00	31,000							