LOT 2 SOUTHERN MEADOWS S/D PHASE
WD 1453-628, PB 1557-2647,

LUCIER STETSON
9825 MORRIS GLN WAY
TEMPLE TERRACE, FL 33637

2027

34-5S-16-03752-402

BUILDING CHARACTERISTICS

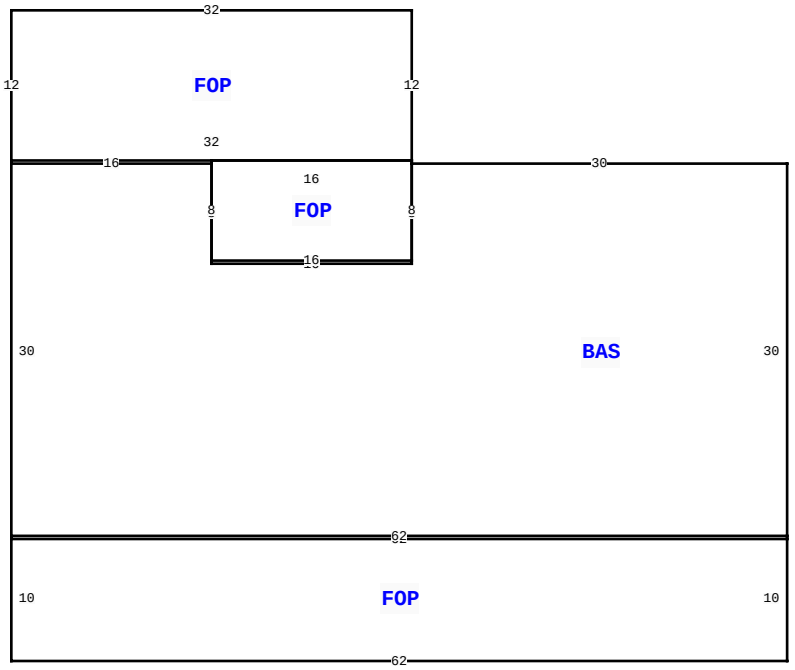
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	04	04 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	34516.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,732	100		1,732	175,439
FOP	128	35		45	4,558
FOP	384	35		134	13,574
FOP	620	35		217	21,981
TOTALS	2,864			2,128	215,551

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0204	02	2,128	128.1500	133.28	283,620	2014	2014	0	0	0	24.00	76.00

1 MANUF 4 0% - 2026 Heated Area: 1732 HX Base Yr



237 SW BARON GLN, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

EXTRA FEATURES

LN	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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
2	0294	SHED WOOD/	0	0	30	10	300.00	UT	25.00	25.00	100	2022	2021		100	7,500	
3	9910	RV SITE/RE	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2022	2021		100	2,000	
4	0166	CONC,PAVMT	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2022	2021		100	6,000	
5	0080	DECKING	0	0	0	0	1.00	UT	7,500.00	7,500.00	100	2022	2021		100	7,500	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	215,551
TOTAL MARKET OB/XF VALUE	30,000
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	300,551
SOH/AGL Deduction	0
ASSESSED VALUE	300,551
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	300,551
TOTAL JUST VALUE	300,551
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	302,621

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052641	Roof Replacement	15,480	03/19/2025
33557	M H	720	11/18/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1557/2647	1/07/2026	PB	U	I	18	0
GRANTOR: CLERK OF COURT(LUCIER						
GRANTEE: LUCIER STETSON						
1453/630	11/22/2021	WD	Q	I	01	360,000
GRANTOR: MALLARD KRISTA B AKA						
GRANTEE: LUCIER TIMOTHY GLEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=44,10.3] W30 S8 W16 N8 W16 S30 E62 N30 $
FOP=[ORIG=44,40] W62 S10 E62 N10 $
FOP=[ORIG=14,10] W16 S8 E16 N8 $
FOP=[ORIG=14,-2] W32 S12 E32 N12 $
.

LAND DESCRIPTION

TOTAL OB/XF 30,000

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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	55,000.00	55,000.00	55,000							

REVIEW DATE 04/13/2026 BY KS Total Acres: 4.77 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 11/16/2026 BY SYS