

COMM NE COR OF NW1/4, RUN W 77.2  
CR-252, S 485.75 FT FOR POB, RUN  
255.03 FT. TO N R/W OF ADRON RD,

SOTO RAMON  
12421 SW 253RD ST  
HOMESTEAD, FL 33032

**2026**

35-3S-15-00281-000  
VALUATION SUMMARY PAGE 1 of 2

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	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

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,370	116.9000	70.14	96,092	1979	2005	0	0	53.00	47.00

1 MOBILE HME 0% - 2022 Heated Area: 1064 HX Base Yr

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		82,866
TOTAL MARKET OB/XF VALUE		11,850
TOTAL LAND VALUE - MARKET		25,600
TOTAL MARKET VALUE		120,316
SOH/AGL Deduction		0
ASSESSED VALUE		120,316
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		120,316
TOTAL JUST VALUE		120,316
NCON VALUE		0
INCOME VALUE		0
PREVIOUS YEAR MKT VALUE		124,809

XFOB:1:1: FLEETWOOD MH  
SALE:1:1: .70 DOC STAMPS

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,064	100		1,064	35,076
FCP	360	25		90	2,967
FOP	264	35		92	3,033
UOP	210	25		52	1,714
UOP	288	25		72	2,374
<b>TOTALS</b>	<b>2,186</b>			<b>1,370</b>	<b>45,163</b>

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
				04/16/2026	MLU

115 SW ADRON PL, LAKE CITY

PERMIT NUM	DESCRIPTION	AMT	ISSUED
36884	RECONNECT	0	06/22/2018
36884	RECONNECT	75	06/22/2018
36138	PUMP/UTPOL	50	12/29/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1432/2041	3/15/2021	WD Q	Q	I	01	110,000
GRANTOR: SMITH DEAN						
GRANTEE: SOTO RAMON						
1345/2071	9/29/2017	WD Q	Q	I	01	30,000
GRANTOR: WINONA SHEARER						
GRANTEE: DEAN & DIANE SMITH						

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	0294	SHED WOOD/	0	0	22	24	1.00	UT	2,500.00	2,500.00	50	2005	2005	3	50	1,250	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	200	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
5	0296	SHED METAL	0	0	0	0	1.00	UT	400.00	400.00	100	2024	2023		100	400	

EXTRA FEATURES																
TOTAL OB/XF 11,850																
115 SW ADRON PL, LAKE CITY																

BUILDING NOTES																

BUILDING DIMENSIONS																
BAS= W42 UOP= N10 W21 S10 E21\$ W34 S14 FCP= S12 E30 N12W30\$ E30 FOP= S12 E22 N12 W22\$ E22 UOP= S12 E24 N12 W24\$ E24 N14\$.																

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	0200	C	MBL HM	0		A-1	0.00	0.00	1.28	AC		1.00	1.00	1.00	20,000.00	20,000.00	25,600							

COMM NE COR OF NW1/4, RUN W 77.2  
CR-252, S 485.75 FT FOR POB, RUN  
255.03 FT. TO N R/W OF ADRON RD,

SOTO RAMON  
12421 SW 253RD ST  
HOMESTEAD, FL 33032

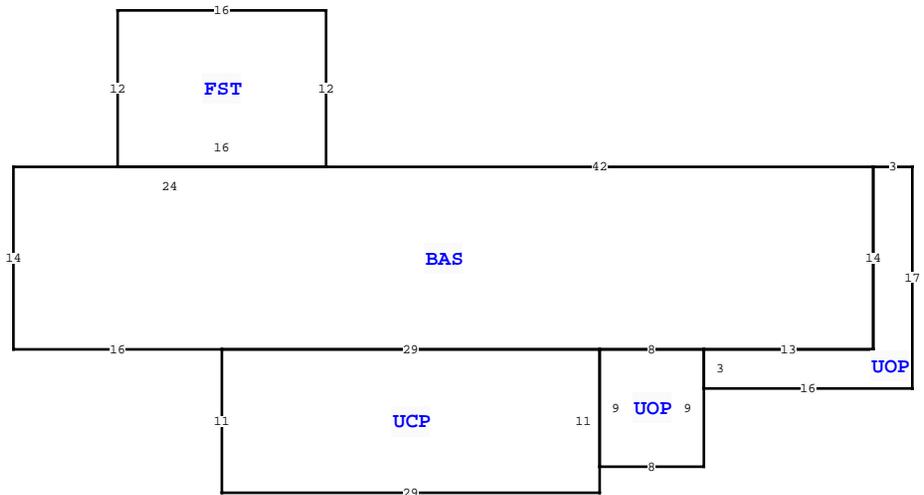
**2026**

35-3S-15-00281-000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN 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	0202 MOBILE HOME/M HOME		
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	35315.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	924	100	
FST	192	55	
UCP	319	20	
UOP	72	25	
UOP	90	25	
TOTALS	1,597		1,134
EXTRA FEATURES		SUBAREA MARKET VALUE	
		30,721	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,134	117.9000	70.74	80,219	1984	2005	0	0	53.00	47.00
2 MOBILE HME 0% - 2022 Heated Area: 924 HX Base Yr											



COLUMBIA COUNTY PROPERTY		PAGE 2 of 2	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			82,866
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TOTAL LAND VALUE - MARKET			25,600
TOTAL MARKET VALUE			120,316
SOH/AGL Deduction			0
ASSESSED VALUE			120,316
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			120,316
TOTAL JUST VALUE			120,316
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			124,809

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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GRANTOR: WINONA SHEARER						
GRANTEE: DEAN & DIANE SMITH						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/16/2026	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W42 FST= N12 W16 S12 E16\$ W24 S14 E16 UCP= S11 E29 N11 W29\$ E29 UOP= S9 E8 N9 W8\$ E8 UOP= S3 E16 N17 W3 S14 W13\$ E13 N14\$.	

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

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