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

2027

35-3S-15-00281-000

BUILDING CHARACTERISTICS

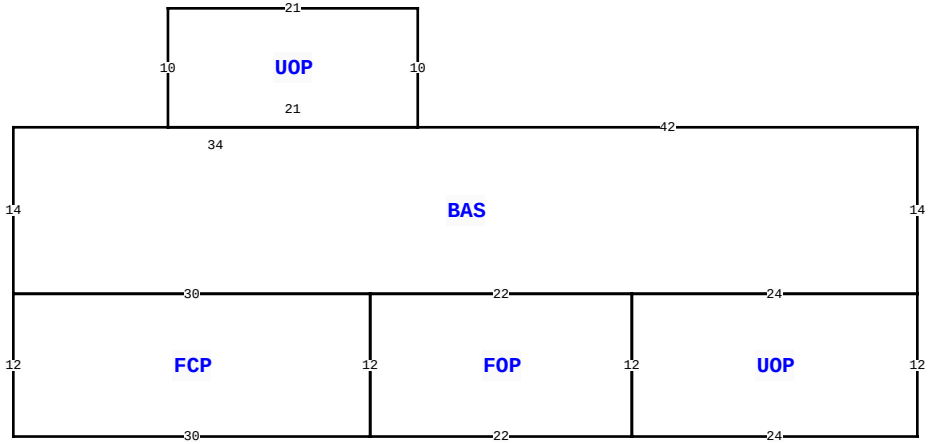
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
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	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
TOTALS	2,186			1,370	45,163

MARKET ADJUSTMENTS

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	0	53.00	47.00

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



115 SW ADRON PL, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

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	
PREVIOUS YEAR MKT VALUE	120,316

XFOB:1:1: FLEETWOOD MH

SALE:1:1: .70 DOC STAMPS

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	I	01	110,000
GRANTOR: SMITH DEAN						
GRANTEE: SOTO RAMON						
1345/2071	9/29/2017	WD	Q	I	01	30,000
GRANTOR: WINONA SHEARER						
GRANTEE: DEAN & DIANE SMITH						

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

TOTAL OB/XF 11,850

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	1.28	AC		1.00	1.00	1.00	20,000.00	20,000.00	25,600							

REVIEW DATE 07/20/2023 BY KS Total Acres: 1.28 Total Land Value: 25,600 Market: 0 Agricultural: 0 Common: 25,600 PRINTED 11/17/2026 BY SYS

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,

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35-3S-15-00281-000

BUILDING CHARACTERISTICS

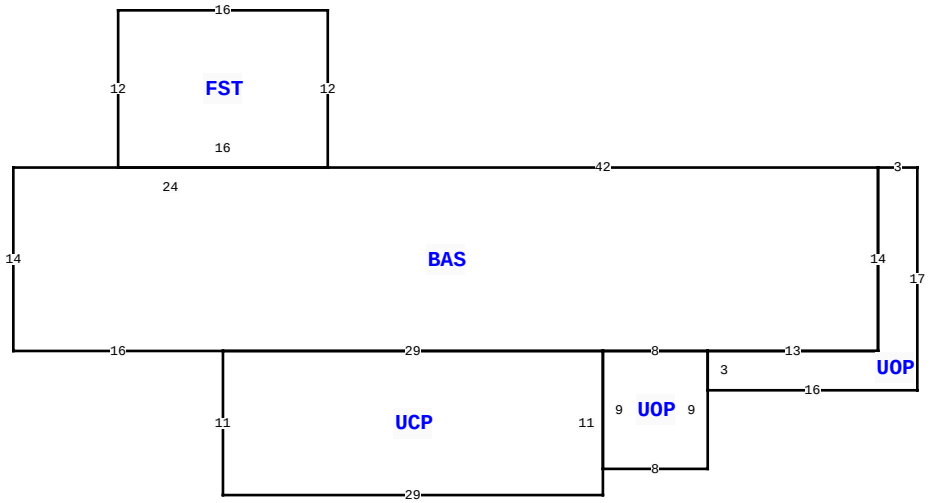
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
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Bedrooms		3 100
Bathrooms		2 100
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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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	30,721
FST	192	55		106	3,524
UCP	319	20		64	2,128
UOP	72	25		18	598
UOP	90	25		22	731
TOTALS	1,597			1,134	37,703

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	0	53.00	47.00

2 MOBILE HME 0% - 2022 Heated Area: 924 HX Base Yr



115 SW ADRON PL, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 3

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INCOME VALUE	
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GRANTOR: WINONA SHEARER						
GRANTEE: DEAN & DIANE SMITH						

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$.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 07/20/2023 BY KS Total Acres: 1.28 Total Land Value: 25,600 Market: 0 Agricultural: 0 Common: 25,600 PRINTED 11/17/2026 BY SYS