

A PRCL OF LAND LYTING W1/2 OF NW
 COMM AT SOUTHERN MOST COR OF LOT
 OF LULU, THENCE OF NRTHERN R/W L

CLUTE ROBERT W/CLUTE WANDA JOY
 85 CENTER ST N
 BALDWIN, FL 32234-1401

2026

35-4S-18-10557-001


ELEMENT		CD	CONSTRUCTION		
Exterior Wall	31	VINYL	SID	100	
Exterior Wall	00	N/A		0	
Roof Structure	03	GABLE/HIP		100	
Roof Cover	03	COMP	SHNGL	100	
Interior Wall	05	DRYWALL		100	
Interior Floor	08	SHT	VINYL	50	
Interior Floor	14	CARPET		50	
Air Condition	03	CENTRAL		100	
Heating Type	04	AIR DUCTED		100	
Bedrooms		4		100	
Bathrooms		2		100	
Frame	02	WOOD FRAME		100	
Stories	1.	1.		100	
Units		0		100	
Condition Adj	03			100	
Kitchen Adjus	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,836	100	2026	1,836	206,269
TOTALS	1,836			1,836	206,269

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MANUF	2	0%	- 2026	Heated Area: 1836		HX Base Yr				
											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE										12/08/2022	MLU
AG DATE											

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			206,269
TOTAL MARKET OB/XF VALUE			7,000
TOTAL LAND VALUE - MARKET			28,815
TOTAL MARKET VALUE			242,084
SOH/AGL Deduction			0
ASSESSED VALUE			242,084
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			242,084
TOTAL JUST VALUE			242,084
NCON VALUE			213,269
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			28,815

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051216	Mobile Home		10/23/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1523/1060	8/16/2024	WD	Q	V	01	38,000
GRANTOR: COLLIER MIRIAM T TRUS						
GRANTEE: CLUTE ROBERT W						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2026;ORIG=16,12] E68 S27 W68 N27 \$	

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	9945	Well/Sept	0	0	0	1.00	UT	7,000.00	7,000.00	100	2026	2025		100	7,000	

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	0200	C	MBL HM	0					91,476.00	SF		1.00	1.00	0.90	0.35	0.32	28,815							