

(AKA LOT 1 HAWK'S RIDGE ACRES PH AS): BEG SW COR LOT 1 HAWKS RIDG W ALONG N R/W SE SEAWOLF WAY (FK

M & A CLARK FAMILY TRUST DATED MARCH 30, 2022  
2532 TUSCARORA TRAIL  
MAITLAND, FL 32751

2026

35-6S-17-09859-801



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	08	SHT VINYL	70
Interior Floor	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Stories	1.	1.	100
Architctual Units	01	CONV	100
		0	100
Quality	05	05	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	35617.020 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,404	100	
TOTALS	1,404		1,404
			125,225

MARKET ADJUSTMENTS																									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND														
1	MANUF	1	0%	- 2023	Heated Area: 1404		HX Base Yr																		
<div style="border: 1px solid black; width: 100%; height: 100%; display: flex; align-items: center; justify-content: center;"> <span style="font-size: 2em; color: blue;">BAS</span> </div>																									
<table border="1" style="width: 100%;"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td>05/07/2026</td> <td>MLU</td> <td></td> </tr> </tbody> </table>														BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE				05/07/2026	MLU	
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COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			125,225
TOTAL MARKET OB/XF VALUE			8,300
TOTAL LAND VALUE - MARKET			45,022
TOTAL MARKET VALUE			178,547
SOH/AGL Deduction			0
ASSESSED VALUE			178,547
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			178,547
TOTAL JUST VALUE			178,547
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			168,124

PERMIT NUM	DESCRIPTION	AMT	ISSUED
33962	M H	640	04/14/2016
31111	PUMP/UTPOL	50	06/07/2013
19331	M H	125	03/18/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1463/355	3/30/2022	WD	U	I	11	100
GRANTOR: CLARK MATTHEW C						
GRANTEE: M & A CLARK FAMILY						
1295/0036	5/19/2015	WD	Q	V	01	56,000
GRANTOR: CHARLES & MARY TALTON						
GRANTEE: MATTHEW CLAYTON & A						

EXTRA FEATURES	
457 SE SEAWOLF WAY, HIGH SPRINGS	

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W52 S27 E52 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	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2016	2016	3	100	1,200	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
<b>TOTAL OB/XF 8,300</b>																	

LAND DESCRIPTION		TOTAL OB/XF 8,300																						
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	6.75	AC		1.00	1.00	0.80	8,000.00	6,400.00	43,200							
2	9630	C	SWAMP	0			0.00	0.00	6.75	AC		1.00	1.00	1.00	270.00	270.00	1,822							