(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

2027

35-6S-17-09859-801

BUILDING CHARACTERISTICS

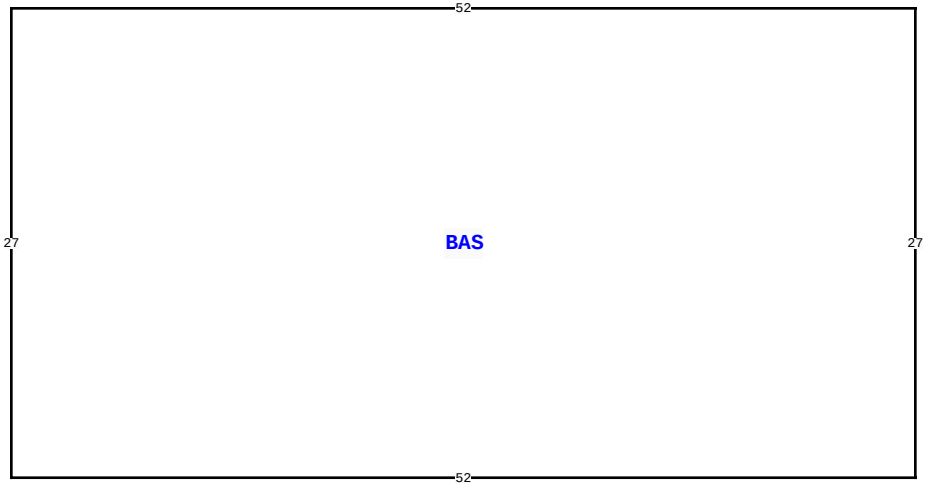
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100		1,404	121,310
TOTALS	1,404			1,404	121,310

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,404	113.3000	105.37	147,939	2016	2016	0	0	0	18.00	82.00

1 MANUF 1 0% - 2023 Heated Area: 1404 HX Base Yr



457 SE SEAWOLF WAY, HIGH SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 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	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	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	121,310
TOTAL MARKET OB/XF VALUE	8,300
TOTAL LAND VALUE - MARKET	45,022
TOTAL MARKET VALUE	174,632
SOH/AGL Deduction	0
ASSESSED VALUE	174,632
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	174,632
TOTAL JUST VALUE	174,632
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	175,933

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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 S27 E52 N27$.

LAND DESCRIPTION

TOTAL OB/XF 8,300

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	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							

REVIEW DATE 10/25/2017 BY DF Total Acres: 13.50 Total Land Value: 45,022 Market: 0 Agricultural: 0 Common: 45,022 PRINTED 11/17/2026 BY SYS