N1/2 OF N1/2 OF NE1/4 OF NE1/4 E
LOT 1 RUM ISLAND RANCHES UNTI 2

GREEAR VERN
1359 HOMESTEAD DR
PALM HARBOR, FL 34683

2027

35-7S-16-04346-013

BUILDING CHARACTERISTICS

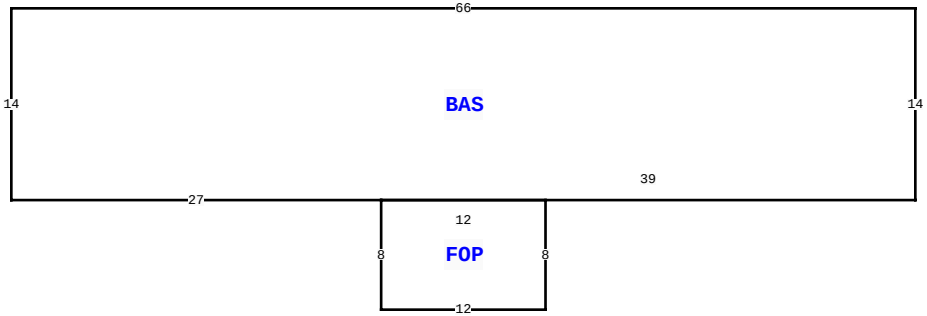
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	35716.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	21,736
FOP	96	35		34	800
TOTALS	1,020			958	22,536

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	958	98.0100	58.81	56,340	1984	1984	0	0	0	60.00	40.00

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



238 SW COBRA DR, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 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	0296	SHED METAL	0	0	8	10	80.00	UT	5.00	5.00	50	1996	1996	3	50	200	
2	0080	DECKING	0	0	12	20	240.00	UT	5.00	5.00	100	1996	1996	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	
4	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	22,536
TOTAL MARKET OB/XF VALUE	11,400
TOTAL LAND VALUE - MARKET	110,000
TOTAL MARKET VALUE	143,936
SOH/AGL Deduction	34,553
ASSESSED VALUE	109,383
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	109,383
TOTAL JUST VALUE	143,936
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	143,936

PERMIT NUM	DESCRIPTION	AMT	ISSUED
10098	M H	125	08/18/1995
9974	M H	125	07/19/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1550/378	8/25/2025	LE	U	I	14	100
GRANTOR: GREEAR VERN						
GRANTEE: GREEAR VERN (ENH LE						
1305/1329	7/31/2015	QC	U	I	11	22,500
GRANTOR: PAUL & ROBERTA MILLAR						
GRANTEE: VERN & JANET GREEAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S14 E27 FOP= S8 E12 N8 W12$ E39 N14$.

LAND DESCRIPTION

TOTAL OB/XF 11,400

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	0102	C	SFR/MH	0		A-1	0.00	0.00	5.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	55,000							
2	0000	C	VAC RES	0		00	0.00	0.00	5.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	55,000							

REVIEW DATE 07/13/2015 BY DF Total Acres: 10.00 Total Land Value: 110,000 Market: 0 Agricultural: 0 Common: 110,000 PRINTED 11/17/2026 BY SYS