COMM SE COR OF SEC, RUN N 45
FT FOR POB, CONT N 688.80 FT,
W 315.94 FT, S 690.98 FT, E

CASAS TERESA
4392 BRENTWOOD COURT
WEST PALM BEACH, FL 33406

2027

36-4S-15-00415-013

BUILDING CHARACTERISTICS

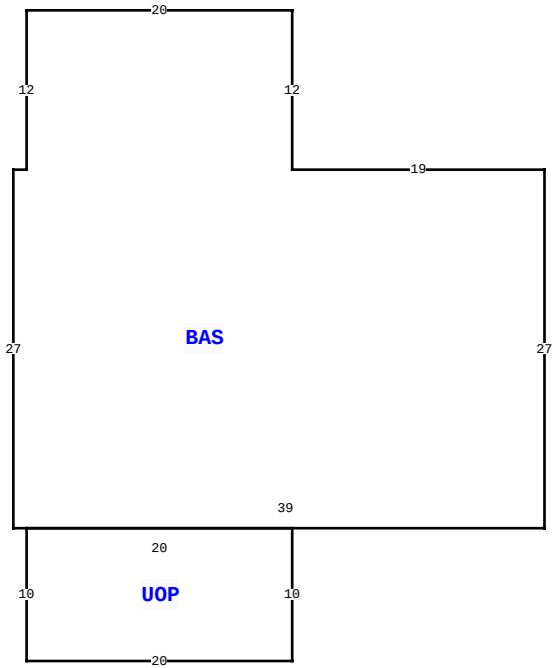
ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 100
Interior Floo	02	MIN PLYWD 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		4 100
Bathrooms		0 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	36415.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,320	100		1,320	3,897
UOP	200	25		50	148
TOTALS	1,520			1,370	4,044

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0800	02	1,370	24.6000	14.76	20,221	1987	1987	0	0	50	60.00	20.00

3 MOBILE HME 0% - 0 Heated Area: 1320 HX Base Yr



277 SW MILL LN, LAKE CITY

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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
2	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	4,044
TOTAL MARKET OB/XF VALUE	10,000
TOTAL LAND VALUE - MARKET	65,130
TOTAL MARKET VALUE	79,174
SOH/AGL Deduction	14,008
ASSESSED VALUE	65,166
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	65,166
TOTAL JUST VALUE	79,174
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	79,174

LAND:2:1: ADJ;4 ROAD FRONTAGE
SALE:2:1: 5.01 AC /FATHER TO SON/
BLDG:1:1: CONCORD
SALE:1:1: 5.01 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046555	Electrical Servic	0	02/20/2023
33270	M H	438	08/13/2015
8032	M H	125	02/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q/U	V/I	RSN CD	SALE PRICE
1394/0482	9/06/2019	WD	U	I	12	34,500
GRANTOR: BAYVIEW LOAN SERVICIN						
GRANTEE: TERESA CASAS						
1383/0897	4/17/2019	CT	U	I	18	23,000
GRANTOR: CLERK OF COURT						
GRANTEE: BAYVIEW LOAN SERVIC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W19 N12 W20 S12 W1 S27 E1 UOP= S10 E20 N10 W20$ E39 N27$.

LAND DESCRIPTION

TOTAL OB/XF 10,000

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		00	0.00	0.00	4.01	AC		1.00	1.00	1.00	13,000.00	13,000.00	52,130							
2	0000	C	VAC RES	0		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	13,000							

REVIEW DATE 06/01/2023 BY TW Total Acres: 5.01 Total Land Value: 65,130 Market: 0 Agricultural: 0 Common: 65,130 PRINTED 11/17/2026 BY SYS