

LOT 24 BLOCK B SPRING HILLS S/D.
445-566, 804-1324, PR 1026-1061,

CHE REE MOHAMAD/SOBALA MALGORZATA
3643 NW 49TH
GAINESVILLE, FL 32605

2026

36-5S-15-00488-049
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BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	80
Interior Floor	14	CARPET	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	36515.020 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,620	100	
TOTALS	1,620		1,620 123,843

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
2	MANUF	2	0%	- 2026	Heated Area: 1620			HX Base Yr				
BLD DATE		LGL DATE		05/09/2024	MLU							
XF DATE		LAND DATE										
INC DATE		AG DATE										

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			123,843
TOTAL MARKET OB/XF VALUE			8,200
TOTAL LAND VALUE - MARKET			13,000
TOTAL MARKET VALUE			145,043
SOH/AGL Deduction			0
ASSESSED VALUE			145,043
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			145,043
TOTAL JUST VALUE			145,043
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			153,319
SALE:1:1: \$.70 STAMPS			
LAND:1:1: 1.01 AC.			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041491	Mobile Home		11/29/2021
34284	TR/TRAILER	0	07/25/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1554/284	11/10/2025	WD	Q	I	01	170,000
GRANTOR: STANLEY DAN						
GRANTEE: CHE REE MOHAMAD						
1485/2141	3/03/2023	WD	Q	I	01	155,000
GRANTOR: RODER KENNETH						
GRANTEE: STANLEY DAN						

EXTRA FEATURES						
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS	UT
1	9945	Well/Sept	0 0	0 0	1.00	UT
2	0190	FPLC PF	0 0	0 0	1.00	UT

TOTAL OB/XF												
8,200												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT
1	0200	C	MBL HM	0		A-1	154.00	287.00	1.00	LT		1.00

BUILDING NOTES												
BAS=[ORIG=18,16] E60 S27 W60 N27 \$												

BUILDING DIMENSIONS												
BAS=[ORIG=18,16] E60 S27 W60 N27 \$												

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	DPHT 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	154.00	287.00	1.00	LT		1.00	1.00	1.00	13,000.00	13,000.00	13,000								