

LOT 8 BLOCK E SPRING HILLS.
671-710A, 756-232, WD 1460-2460,

CHEREPENINA ELENA
2400 FEATHER SOUND DR, APT 1428
CLEARWATER, FL 33762

2026

36-5S-15-00488-090
VALUATION SUMMARY PAGE 1 of 1

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	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	08	SHT VINYL	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	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	2026
TOTALS	1,620		174,795

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MANUF	2	0%	- 2026	Heated Area: 1620		HX Base Yr				
<div style="border: 1px solid black; padding: 10px; text-align: center;"> <p>BAS 2026</p> </div>											
<div style="border: 1px solid black; padding: 10px;"> <p>BLD DATE</p> <p>XF DATE</p> <p>INC DATE</p> </div>											
<div style="border: 1px solid black; padding: 10px;"> <p>LGL DATE</p> <p>LAND DATE</p> <p>AG DATE</p> </div>											
<p>320 SW HICKORY GLN, FORT WHITE</p>											
<p>05/08/2026 MLU</p>											

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			174,795
TOTAL MARKET OB/XF VALUE			7,000
TOTAL LAND VALUE - MARKET			22,000
TOTAL MARKET VALUE			203,795
SOH/AGL Deduction			0
ASSESSED VALUE			203,795
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			203,795
TOTAL JUST VALUE			203,795
NCON VALUE			181,795
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			13,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054907	Storage Building	10,000	01/29/2026
000052799	Mobile Home		04/02/2025
000052676	Right-of-Way Acce		03/24/2025

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1531/2438	1/17/2025	WD	Q	V	03	22,000
GRANTOR: BAKER TERRY FRANK						
GRANTEE: CHEREPENINA ELENA						
1466/2594	3/21/2022	WD	Q	V	01	15,000
GRANTOR: MORNINGSTAR LAND LLC						
GRANTEE: BAKER TERRY FRANK						

EXTRA FEATURES															
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	9945	Well/Sept	0	0	0	0		7,000.00	100	2026	2025		100	7,000	

BUILDING NOTES									
<p>BAS=[YR=2026;ORIG=19,11] E60 S27 W60 N27 \$</p>									

BUILDING DIMENSIONS									
<p>BAS=[YR=2026;ORIG=19,11] E60 S27 W60 N27 \$</p>									

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	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	153.00	305.00	1.00	LT		1.00	1.00	1.00	22,000.00	22,000.00	22,000							