

AKA LOT 21-A BIG OAKS UNREC: COM
725.77 FT FOR POB, CONT E 403.35
TO N R/W OF A 60 FT EASEMENT, W

GENIS MICHEL C/GENIS CAROLINA
4045 SE 17TH LN
OCALA, FL 34471

2026

26-5S-16-03717-128



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100

Quality	05	05
DOR CODE	0200MOBILE HOME	
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	26516.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,652	100		1,652	40,646
FSP	312	40	2023	125	3,076
UOP	160	25	2023	40	984
USP	40	35		14	344
TOTALS	2,164			1,831	45,050

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00
2	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00
3	0296	SHED METAL	0	0	0	0	1.00	UT	0.00
4	0296	SHED METAL	0	0	0	0	1.00	UT	0.00
5	0040	BARN, POLE	0	0	0	0	1.00	UT	0.00
6	0081	DECKING WI	0	0	0	0	1.00	UT	1,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0200	C	MBL HM	0		A-1	0.00	0.00	6.19

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0800	02	1,831	102.5100	61.51	112,625	1993	1993	0	0	0	60.00	40.00	
3 MOBILE HME 0% - 2025 Heated Area: 1652 HX Base Yr													
109 SW GAZELLE GLN, FORT WHITE													

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/10/2024
INC DATE		AG DATE	04/28/2023
		MLU	SC

TOTAL OB/XF													
11,100													

COLUMBIA COUNTY PROPERTY			
PAGE 1 of 1			3
VALUATION SUMMARY		STANDARD	
VALUATION BY		Tax Group: 3	
Tax Dist:		BUILDING MARKET VALUE	
		45,050	
		TOTAL MARKET OB/XF VALUE	
		11,100	
		TOTAL LAND VALUE - MARKET	
		61,900	
		TOTAL MARKET VALUE	
		118,050	
		SOH/AGL Deduction	
		0	
		ASSESSED VALUE	
		118,050	
		TOTAL EXEMPTION VALUE	
		0	
		BASE TAXABLE VALUE	
		118,050	
		TOTAL JUST VALUE	
		118,050	
		NCON VALUE	
		0	
		INCOME VALUE	
		PREVIOUS YEAR MKT VALUE	
		118,050	

BLDG:1:1: REBEL MH			
XFOB:1:1: REBEL MH			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
25496	SFR	483	02/06/2007
7309	M H	60	06/25/1993

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1530/131	12/23/2024	WD	Q	I	01	144,000	
GRANTOR: HOMRICH MONIQUE MARIE							
GRANTEE: GENIS MICHEL C							
1467/1074	5/20/2022	WD	Q	I	01	148,000	
GRANTOR: GARWOOD ROLAND							
GRANTEE: HOMRICH MONIQUE MAR							

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS=[ORIG=0,0] W41 W25 S26 E20 N2 E20 S2 E24 N12 E2 N14 \$									
USP=[ORIG=-46,26] E20 N2 W20 S2 \$									
UOP=[YR=2023;ORIG=-26,26] W20 S8 E20 N8 \$									
FSP=[YR=2023;ORIG=-66,0] W12 S26 E12 N26 \$									