

LOT 23 PARKMEADOW S/D.
1007-2096, CT 1311-2330, WD 1345

LIU ANLY HAIAN
3037 NW 82ND AVE
DORAL, FL 33122

2024

19-2S-16-01654-023



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	05	05
DOR CODE	0200MOBILE HOME	
MAP NUM		03
NEIGHBORHOOD/LOC	19216.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,144	100	1,144	71,995
TOTALS	1,144		1,144	71,995

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0201	02	1,144	113.9000	96.82	110,762	2009	2008	0	0	35.00	65.00

1 MANUF 1 - 0% - 0

Heated Area: 1144

HX Base Yr

26

44

26

44

BAS

354 NW ARGONAUT WAY, WHITE SPRINGS

BLD DATE		05/17/2023	MLU
XF DATE			
INC DATE			

UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
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LAND DESCRIPTION																	
L	N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R	D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	DPHT FACT	% COND	TOT ADJ	UNIT PRICE
1	0200		C	MBL HM	0			A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00
ADJ UNIT PRICE 35,000.00																	
LAND VALUE 35,000																	
OTHER ADJUSTMENTS AND NOTES																	
YEAR DENSITY DECL FRZ YR CONSVR																	

COLUMBIA COUNTY PROPERTY											
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VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 3						Tax Dist:					
BUILDING MARKET VALUE						71,995					
TOTAL MARKET OB/XF VALUE						7,000					
TOTAL LAND VALUE - MARKET						35,000					
TOTAL MARKET VALUE						113,995					
SOH/AGL Deduction						17,342					
ASSESSED VALUE						96,653					
TOTAL EXEMPTION VALUE						0					
BASE TAXABLE VALUE						96,653					
TOTAL JUST VALUE						113,995					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						110,224					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37250	RECONNECT	75	09/25/2018
30567	MAINT/ALTR	30	10/26/2012
271185	M H	0	07/18/2008
22143	M H	304	07/28/2004

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1345/2003	9/27/2017	WD	U	I	12	24,000	
GRANTOR: BANK OF AMERICA NA							
GRANTEE: ANLY HAIAN LIU							
1311/2330	3/21/2016	CT	U	I	18	100	
GRANTOR: CLERK OF COURTS (TAYL							
GRANTEE: BANK OF AMERICA N A							

BUILDING NOTES											
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BUILDING DIMENSIONS											
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BAS= W44 S26 E44 N26\$.