

BEG 477.75 FT E OF SW COR OF
SE1/4 OF SW1/4, RUN N 273.48
FT, W 472.83 FT, N 181.96 FT,

STRONG GEORGE & SANDRA TRSTEEES
OF THE STRONG FAMILY LIV TRUST, 1401 W HWY 50 (LOT 128)
CLERMONT, FL 34711

2022

35-4S-17-09030-060



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	08	WD OR PLY 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floor	06	VINYL ASB 80
Interior Floor	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	1	100
Frame	01	NONE 100
Stories	1.	1. 100
Architectural	05	CONV 100
Units	3	100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
NEIGHBORHOOD	35417.00	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,063	96.1270	79.79	164,607	1964	1964	0	0	0 35.00	65.00
1 SINGLE FAM - 0% - 0											
HX Base Yr											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE							
APT	192	100	192	9,958							
APT	490	100	490	25,413							
BAS	1,161	100	1,161	60,213							
UOP	72	20	14	726							
UOP	108	20	22	1,141							
UOP	120	20	24	1,245							
UST	356	45	160	8,298							
TOTALS	2,499		2,063	106,995							

EXTRA FEATURES				
L N	OB/XF CODE	DESCRIPTION	BLD CAP	W
1	0190	FPLC PF	0	0
2	0294	SHED WOOD/	0	14
3	0070	CARPORT UF	0	12
4	0269	RVP HOOKUP	0	0
5	0120	CLFENCE 4	0	0
6	0296	SHED METAL	0	0
7	0070	CARPORT UF	0	18

TOTAL OB/XF											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0190	FPLC PF	0	0	1.00	UT	1,200.00	1,200.00	100	0	0
2	0294	SHED WOOD/	0	14	224.00	UT	2.48	2.48	100	0	0
3	0070	CARPORT UF	0	12	1.00	UT	0.00	0.00	100	0	0
4	0269	RVP HOOKUP	0	0	3.00	UT	1,150.00	1,150.00	100	0	0
5	0120	CLFENCE 4	0	0	1.00	UT	0.00	0.00	100	2005	2005
6	0296	SHED METAL	0	0	1.00	UT	0.00	0.00	100	2005	2005
7	0070	CARPORT UF	0	18	360.00	UT	2.00	2.00	100	2009	2009

LAND DESCRIPTION				
L N	USE CODE	LAND USE DESCRIPTION	CAP	R D
1	0102	SFR/MH	0	A-1

TOTAL OB/XF											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0102	SFR/MH	0	0	3.88	AC	1.00	1.00	1.00	8,000.00	8,000.00

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY			STANDARD
Tax Group: 3			Tax Dist:
BUILDING MARKET VALUE			156,577
TOTAL MARKET OB/XF VALUE			7,074
TOTAL LAND VALUE - MARKET			31,040
TOTAL MARKET VALUE			194,691
SOH/AGL Deduction			18,586
ASSESSED VALUE			176,105
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			176,105
TOTAL JUST VALUE			194,691
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			162,075

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1291/2610	3/31/2015	WD	Q	I	01
GRANTOR: PHILIP M & THERESA J					SALE PRICE
GRANTEE: GEORGE & SANDRA STR					145,000
1276/1848	6/27/2014	WD	U	I	11
GRANTOR: PHILIP M & THERESA J					100
GRANTEE: PHILIP M & THERESA					

BUILDING NOTES											

BUILDING DIMENSIONS											
APT= W6 N12 W12 S12 UST= W8 BAS= W20 UOP= N10 W12 S10 E12\$ W23 APT= N4 UOP= N6 W12 S6 E12\$ W12 S16 E12 N12\$ S27 E25 UOP= S6E18 N6 W18\$ E18 N27\$ S27 E15 N20 W7 N7\$ S7E7 S20 E11 N27\$.											

STRONG GEORGE & SANDRA TRSTEES
OF THE STRONG FAMILY LIV TRUST, 1401 W HWY 50 (LOT 128)
CLERMONT, FL 34711

35-4S-17-09030-060

[illegible]