LOT 8 NICELY ACRES S/D.
758-2328, 762-1636, 774-2194, WD

CURBELO CHANDRA B/CURBELO LUIS O
7150 NW 17TH CT
BELL, FL 32619

2026

04-6S-17-09597-108

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		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05

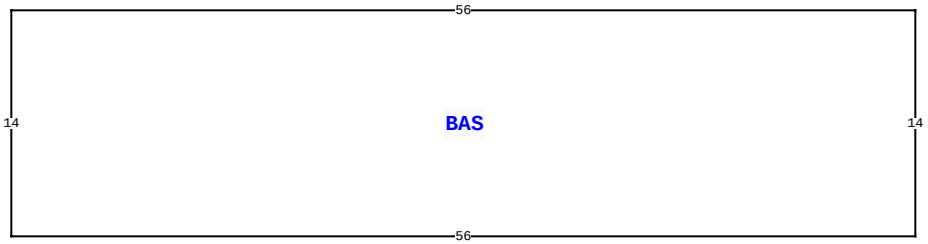
DOR CODE: 0200 MOBILE HOME
MAP NUM: | MKT AREA: 02
NEIGHBORHOOD/LOC: 4617.0100 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	784	100		784	68,229
TOTALS	784			784	68,229

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	784	112.9000	106.13	83,206	2016	2016	0	0	0	18.00	82.00

1 MANUF 1 0% - 0 Heated Area: 784 HX Base Yr



1461 SW HOWELL ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	68,229
TOTAL MARKET OB/XF VALUE	4,100
TOTAL LAND VALUE - MARKET	14,000
TOTAL MARKET VALUE	86,329
SOH/AGL Deduction	12,186
ASSESSED VALUE	74,143
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	74,143
TOTAL JUST VALUE	86,329
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	87,993

SALE:2:1: 6 PARCELS - DISTRESS SALE - DR219 $2000
SALE:1:1: LOT 8 NICELEY ACRES

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38514	M H	394	08/22/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1388/1085	7/05/2019	QC	U	V	11	0

GRANTOR: CHANDRA B CURBELO
GRANTEE: CHANDRA B & LUIS O

1334/0380	3/30/2017	WD	Q	I	01	103,000

GRANTOR: ANK INVESTMENTS LLC
GRANTEE: CHANDRA B CURBELO

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S14 E56 N14$.

EXTRA FEATURES

LN	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	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	300	
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	300	
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 4,100

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	14,000.00	14,000.00	14,000							

REVIEW DATE 09/23/2019 BY RP Total Acres: 1.00 Total Land Value: 14,000 Market: 0 Agricultural: 0 Common: 14,000 PRINTED 11/07/2025 BY SYS