PART OF LOT 10 NICELY ACRES S/D
BEG AT NE COR OF LOT, RUN W 336.
FT, NE 97.95 FT, E 244.17 FT, N

ANK INVESTMENTS LLC
4334 SOUTHWEST 141ST AVENUE
DAVIE, FL 33330

2026

04-6S-17-09597-210

COLUMBIA COUNTY PROPERTY

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
Quality	05	05

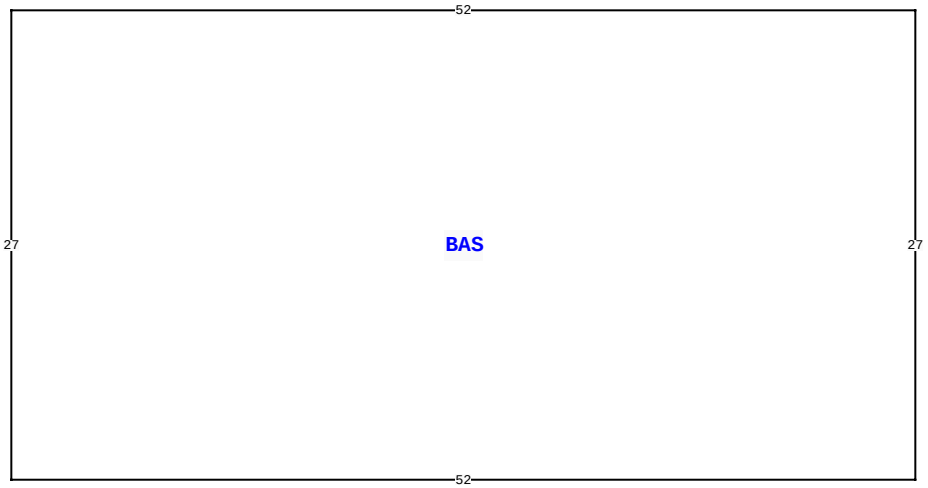
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	4617.0100	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100		1,404	97,712
TOTALS	1,404			1,404	97,712

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,404	113.9000	107.07	150,326	2010	2010	0	0	0	35.00	65.00

1 MANUF 1 0% - 2021 Heated Area: 1404 HX Base Yr



2040 SW HALTIWANGER RD, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	97,712
TOTAL MARKET OB/XF VALUE	4,860
TOTAL LAND VALUE - MARKET	11,200
TOTAL MARKET VALUE	113,772
SOH/AGL Deduction	1,804
ASSESSED VALUE	111,968
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	111,968
TOTAL JUST VALUE	113,772
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	118,282

LAND:1:1: HA 1/2 LAND VALUE:OTHER AE/N

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1413/2425	6/19/2020	WD	Q	I	01	104,000
GRANTOR: JANINE M TOMLINSON						
GRANTEE: ANK INVESTMENTS LLC						
1185/0824	12/07/2009	WD	U	V	16	100
GRANTOR: EVANS & TUMBULL/AKA T						
GRANTEE: JANINE M TOMLINSON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 S27 E52 N27$.

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	0296	SHED METAL	0	0	8	12	96.00	UT	10.00	10.00	100	2009	2009	3	100	960	
2	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	600	
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 4,860

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	0.80	AC		1.00	1.00	1.00	14,000.00	14,000.00	11,200							

REVIEW DATE 10/04/2017 BY BC Total Acres: 0.80 Total Land Value: 11,200 Market: 0 Agricultural: 0 Common: 11,200 PRINTED 11/07/2025 BY SYS