LOT 22 BLK A COLUMBIA ESTATES.
740-211, 745-2119, 761-905, 761-

HAMIL JULIE/TYLER RANDY R
2217 CORNELL DR
RIVERVIEW, FL 33578

2026

10-5S-16-03529-122

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	06	CUST PANEL 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	02	02

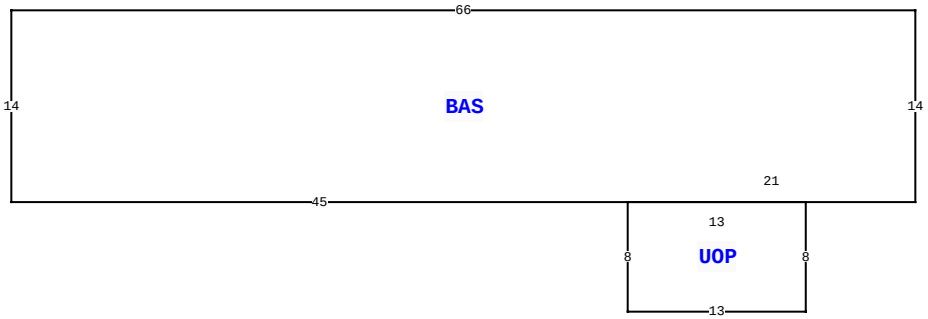
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 10516.070 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	17,700
UOP	104	25		26	498
TOTALS	1,028			950	18,198

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	950	79.8150	47.89	45,496	1970	1970	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2025 Heated Area: 924 HX Base Yr



124 SW TWIG CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	18,198
TOTAL MARKET OB/XF VALUE	8,000
TOTAL LAND VALUE - MARKET	22,000
TOTAL MARKET VALUE	48,198
SOH/AGL Deduction	0
ASSESSED VALUE	48,198
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	48,198
TOTAL JUST VALUE	48,198
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	48,198

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053883	Mobile Home		08/21/2025
000053856	Right-of-Way Acce		08/15/2025
11333	M H	125	06/26/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1538/660	4/17/2025	WD	Q	I	01	62,500
GRANTOR: THOMPSON CHRISTOPHER						
GRANTEE: HAMIL JULIE						
1511/1928	3/28/2024	QC	U	I	11	100
GRANTOR: THOMPSON KATHLEEN LYN						
GRANTEE: THOMPSON CHRISTOPHE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S14 E45 UOP= S8 E13 N8 W13$ E21 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	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	400	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	600	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 8,000

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		RSF/MH	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,000.00	22,000.00	22,000							

REVIEW DATE 07/23/2025 BY TP Total Acres: 1.02 Total Land Value: 22,000 Market: 0 Agricultural: 0 Common: 22,000 PRINTED 10/07/2025 BY SYS