

KELLNER REED W/KELLNER SUSAN J
1202 BARNSTABLE CR
WELLINGTON, FL 33414

16-6S-16-03832-109

BUILDING CHARACTERISTICS CONSTRUCTION

ELEMENT CD
Exterior Wall Roof Structur03 VINYL SID 100 GABLE/HIP 100
Roof Cover14 PREFIN MT 100
Interior Wall05 DRYWALL 100
Interior Floor14 CARPET 90
Interior Floor08 SHT VINYL 10
Air Condition03 CENTRAL 100
Heating Type04 AIR DUCTED 100

Bedrooms Bathrooms Stories
4 100
4.5 100
1. 100
Architectual Units01 CONV 100
0 100
Condition Adj03 03 100
Kitchen Adjust01 01 100

Quality05 05
DOR CODE0200MOBILE HOME
MAP NUM MKT AREA02
NEIGHBORHOOD/LOC16616.010 1.00/
AREA TYPE TOTAL GROSS AREA PCT OF BASE YEAR TOT ADJ AREA SUBAREA MARKET VALUE
BAS 2,338 100 2,338 66,156
BAS 252 100 2024 252 7,130
BAS 494 100 2024 494 13,978
UOP 160 25 2024 40 1,132
UOP 369 25 2024 92 2,603

TOTALS 3,613 3,216 91,000

TOTAL OB/XF39,000

MARKET ADJUSTMENTS

TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT % COND
0800 02 3,216 117.9000 70.74 227,500 1989 1989 0 0 60.00 40.00
1 MOBILE HME 0% - 0 Heated Area: 3084 HX Base Yr

-18
12
-10
12
21
12
18
43
31
76
20
20
26
31
19
15
13
6
17
26
19
26
31
19
20
8
8
BLD DATE
XF DATE
INC DATE
LGL DATE
LAND DATE
AG DATE
05/13/2024 MLU

L N 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 0300 TENNIS CRT 0 0 0 0 1.00 UT 0.00 0.00 100 2006 2006 3 100 25,000
2 9945 Well/Sept 0 0 0 0 2.00 UT 7,000.00 7,000.00 100 3 100 14,000

LAND DESCRIPTION TOTAL OB/XF39,000

L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T 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 A-1 0.00 0.00 4.00 LT 1.00 1.00 0.85 50,000.00 42,500.00 170,000

COLUMBIA COUNTY PROPERTY VALUATION SUMMARY

VALUATION BY STANDARD
Tax Group: 3 Tax Dist:
BUILDING MARKET VALUE 91,000
TOTAL MARKET OB/XF VALUE 39,000
TOTAL LAND VALUE - MARKET 170,000
TOTAL MARKET VALUE 300,000
SOH/AGL Deduction 23,888
ASSESSED VALUE 276,112
TOTAL EXEMPTION VALUE 0
BASE TAXABLE VALUE 276,112
TOTAL JUST VALUE 300,000
NCON VALUE 0
INCOME VALUE
PREVIOUS YEAR MKT VALUE 300,000

SUBAREAS BAS 2024 BAS 2024 UOP 2024 UOP 2024

SALES DATA

OFF RECORD Number DATE TYPE INST Q I V I RSN CD SALE PRICE
0809/0514 7/31/1995 WD Q V 12,900
GRANTOR: WAYNE & APRIL GRASSE
GRANTEE: REED W & SUSAN J KE
0634/0148 9/19/1987 WD Q V 13,000
GRANTOR: PATTEN CORP.
GRANTEE: GRASSE WAYNE O &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W43 S1 W18 N1 W15 S31 E76 N31 \$
BAS=[YR=2024;ORIG=-95,0] E19 S26 W19 N26 \$
UOP=[YR=2024;ORIG=-76,-17] S17 E15 S1 E13 N6 W10 N12 W18 \$
BAS=[YR=2024;ORIG=-31,-12] S12 E21 N12 W21 \$
UOP=[YR=2024;ORIG=-34,31] S8 E20 N8 W20 \$
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REVIEW DATE 11/18/2022 BY JS Total Acres: 17.37 Total Land Value: 170,000 Market: 0 Agricultural: 0 Common: 170,000 PRINTED 11/19/2025 BY SYS