LOT 3 PINEHILLS S/D.
ORB 665-523. QCD 1067-887.
PROBATE 05-227-CP ORB 1068-

KINSEY CURTIS
25816 SW 122ND PLACE
HOMESTEAD, FL 33032

2026

28-2S-16-01772-003

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	28216.020 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

1355 NW BAUGHN ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		0
TOTAL MARKET OB/XF VALUE		7,000
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		47,000
SOH/AGL Deduction		8,422
ASSESSED VALUE		38,578
TOTAL EXEMPTION VALUE	VX	5,000
BASE TAXABLE VALUE		33,578
TOTAL JUST VALUE		47,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		47,000

BLDG:1:1: CHAP MH

XFOB:1:1: CHAP MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046381	New Residential C	500,000	12/05/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1288/1331	1/29/2015	WD	U	V	16	8,200
GRANTOR: JAMES D WILKINS						
GRANTEE: CURTIS KINSEY						
1288/1330	1/29/2015	WD	U	V	16	8,200
GRANTOR: ROSEMARIE CARTER						
GRANTEE: CURTIS KINSEY						

BUILDING NOTES

BUILDING DIMENSIONS

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	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 7,000

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	0000	C	VAC RES	0		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	40,000.00	40,000.00	40,000							

REVIEW DATE 04/10/2023 BY kellen Total Acres: 5.15 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 11/17/2025 BY SYS