LOT 16 PINEHILLS S/D.
627-595, 984-1305, DC 1386-2590,

CAMPBELL GREGORY N/CAMPBELL BETTY J
353 NW REBEL PL
LAKE CITY, FL 32055

2026

28-2S-16-01772-016

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

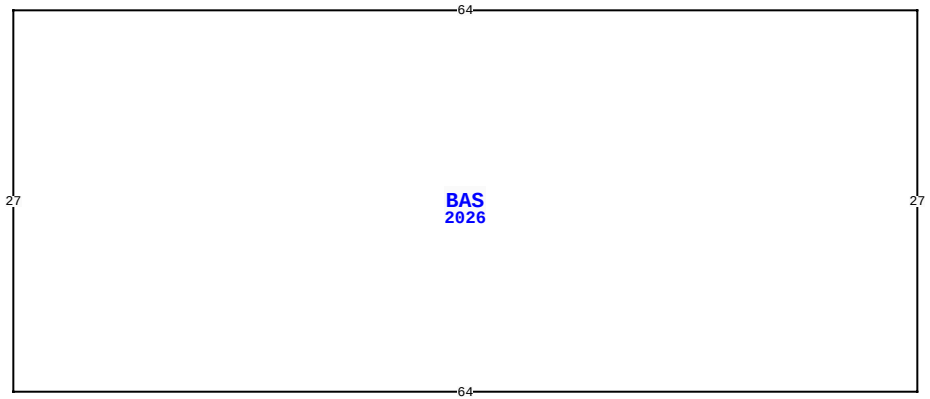
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
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
BAS	1,728	100	2026	1,728	90,012
TOTALS	1,728			1,728	90,012

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	1,728	115.5000	94.71	163,659	1997	1997	0	0	0	45.00	55.00

1 MANUF 1 0% - 2026 Heated Area: 1728 HX Base Yr



353 NW REBEL PL, 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	90,012
TOTAL MARKET OB/XF VALUE	24,200
TOTAL LAND VALUE - MARKET	40,000
TOTAL MARKET VALUE	154,212
SOH/AGL Deduction	0
ASSESSED VALUE	154,212
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	154,212
TOTAL JUST VALUE	154,212
NCON VALUE	98,212
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	56,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050637	Mobile Home		08/22/2024
000050320	Right-of-Way Acce		07/10/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1513/354	4/24/2024	WD	Q	I	01	89,000
GRANTOR: DOREY DOUGLAS L						
GRANTEE: CAMPBELL GREGORY N						
1386/2593	6/18/2019	WD	Q	V	01	28,000
GRANTOR: SANDRA L WELDEN						
GRANTEE: DOUGLAS L & GEORGET						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=13,14] E64 S27 W64 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	0294	SHED WOOD/	0	0	0	0	1.00	UT	8,000.00	8,000.00	100	2023	2022		100	8,000	
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	8,000.00	8,000.00	100	2023	2022		100	8,000	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	2026	2025		100	7,000	
4	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2026	2025		100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 24,200

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		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 03/20/2025 BY randall Total Acres: 5.03 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 11/18/2025 BY SYS