

LOT 1 BLOCK B PINE HILLS ADDITIO
832-206, 951-2339, WD 1129-2347,

WILT RYAN LEE/RANEY SHIRLEY
15010 SW 308TH ST
HOMESTEAD, FL 33033

2026

28-2S-16-01772-051



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 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
Condition Adj	02	02 100
Kitchen Adjus	01	01 100

Quality	04	04
DOR CODE	0200 MOBILE HOME	
MAP NUM		03
NEIGHBORHOOD/LOC	28216.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	19,130
TOTALS	924			924	19,130

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00
4	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00
5	0296	SHED METAL	0	0	0	0	1.00	UT	300.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0200	C	MBL HM	0		00	0.00	0.00	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0800	02	924	86.2695	51.76	47,826	1984	1984		0	0	60.00	40.00	
1 MOBILE HME 0% - 2025 Heated Area: 924 HX Base Yr													
14 66 14													
BAS													
1556 NW BAUGHN ST, LAKE CITY													
BLD DATE XF DATE INC DATE													
LGL DATE LAND DATE AG DATE													
04/22/2025 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	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	400	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	
5	0296	SHED METAL	0	0	0	0	1.00	UT	300.00	300.00	100	2023	2022		100	300	

TOTAL OB/XF										8,100							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	0200	C	MBL HM	0		00	0.00	0.00	1.00	LT		1.00	1.00	1.25	14,000.00	17,500.00	17,500

COLUMBIA COUNTY PROPERTY										PAGE 1 of 1				3
VALUATION SUMMARY														
VALUATION BY										STANDARD				
Tax Group: 3										Tax Dist:				
BUILDING MARKET VALUE										19,130				
TOTAL MARKET OB/XF VALUE										8,100				
TOTAL LAND VALUE - MARKET										17,500				
TOTAL MARKET VALUE										44,730				
SOH/AGL Deduction										0				
ASSESSED VALUE										44,730				
TOTAL EXEMPTION VALUE										0				
BASE TAXABLE VALUE										44,730				
TOTAL JUST VALUE										44,730				
NCON VALUE										0				
INCOME VALUE														
PREVIOUS YEAR MKT VALUE										44,730				