LOT 11 BLOCK B PINE HILLS ADDITI

884-2263, WD 1108-1947, QC 1462-

REBELLION LAND TRUST
304 S JONES BLVD # 1356
LAS VEGAS, NV 89107

2026

28-2S-16-01772-061

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 100
Interior Floo	08	SHT VINYL 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Kitchen Adjus	01	01 100
Quality	03	03

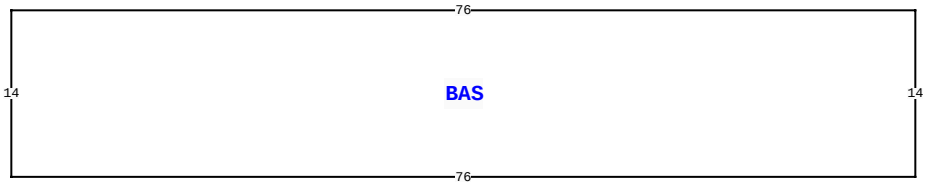
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	28216.020	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,064	100		1,064	15,398
TOTALS	1,064			1,064	15,398

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,064	60.3000	36.18	38,496	1984	1984	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2024 Heated Area: 1064 HX Base Yr



233 NW REBEL PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	15,398
TOTAL MARKET OB/XF VALUE	7,050
TOTAL LAND VALUE - MARKET	14,000
TOTAL MARKET VALUE	36,448
SOH/AGL Deduction	0
ASSESSED VALUE	36,448
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	36,448
TOTAL JUST VALUE	36,448
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	36,448

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047301	Electrical Servic	0	05/23/2023
10656	M H	125	01/17/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1484/518	2/01/2023	QC	U	I	11	100
GRANTOR: AVERY ALORALEE						
GRANTEE: REBELLION LAND TRUS						
1462/1252	3/22/2022	QC	U	I	11	100
GRANTOR: STANLEY AUDIE F						
GRANTEE: AVERY ALORALEE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S14 E76 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	2013	2013	3	100	50	
2	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 7,050

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		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	14,000.00	14,000.00	14,000							

REVIEW DATE 12/02/2024 BY SYS Total Acres: 1.00 Total Land Value: 14,000 Market: 0 Agricultural: 0 Common: 14,000 PRINTED 11/05/2025 BY SYS