LOT 15 BLOCK B PINE HILLS ADDITI
810-2049, DC 1268-757, TD 1364-1

BAILEY SHERANTIA NAOMI
123 SW REBEL PL
LAKE CITY, FL 32055

2026

28-2S-16-01772-065

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

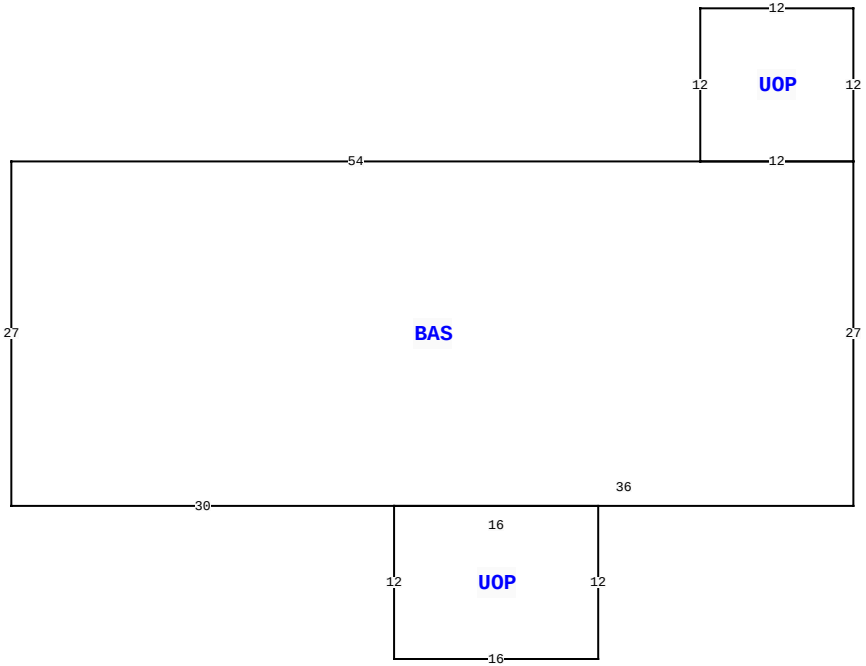
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 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	1,782	100		1,782	50,424
UOP	144	25		36	1,019
UOP	192	25		48	1,358
TOTALS	2,118			1,866	52,800

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,866	117.9000	70.74	132,001	1996	1995	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2020 Heated Area: 1782 HX Base Yr 2020



123 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		52,800
TOTAL MARKET OB/XF VALUE		8,800
TOTAL LAND VALUE - MARKET		14,000
TOTAL MARKET VALUE		75,600
SOH/AGL Deduction		28,570
ASSESSED VALUE		47,030
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		22,030
TOTAL JUST VALUE		75,600
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		75,600

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048735	Electrical Servic	0	11/27/2023
10345	M H	125	10/18/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1393/2109	9/04/2019	AG	U	I	21	80,600
GRANTOR: SUWANNEE VALLEY PROPE						
GRANTEE: SHERANITA NAOMI BAI						
1364/1911	7/16/2018	TD	U	I	18	29,500
GRANTOR: CLERK OF COURT						
GRANTEE: SUWANNEE VALLEY PRO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W54 S27 E30 UOP= S12 E16 N12 W16$ E36 N27 UOP= N12 W12 S12 E12$ W12$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1995	1995	3	100	1,200	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	1995	1995	3	100	600	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 8,800

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	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	14,000.00	14,000.00	14,000							

REVIEW DATE 12/07/2023 BY tommy Total Acres: 1.00 Total Land Value: 14,000 Market: 0 Agricultural: 0 Common: 14,000 PRINTED 11/05/2025 BY SYS