LOT 6 BLOCK C PINE HILLS ADDITIO
831-1519, 863-2067, CT 1025-1238

KELLER NELSON F/KELLER EUGENE R
457 SW DAVENPORT GLN
LAKE CITY, FL 32024

2026

28-2S-16-01772-086

BUILDING CHARACTERISTICS

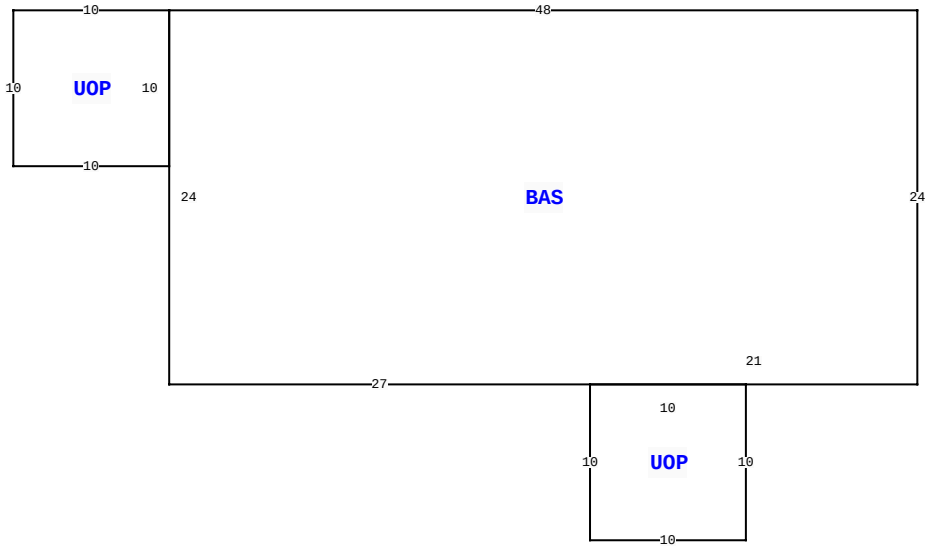
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	01	01 100
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	1,152	100		1,152	16,378
UOP	100	25		25	356
UOP	100	25		25	356
TOTALS	1,352			1,202	17,089

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0800	02	1,202	78.9840	47.39	56,963	1994	1994	0	0	10	60.00	30.00

1 MOBILE HME 0% - 0 Heated Area: 1152 HX Base Yr



244 NW REBEL PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2025 MLU
INC DATE		AG DATE	

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	2008	2008	3	100	700	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	17,089
TOTAL MARKET OB/XF VALUE	7,700
TOTAL LAND VALUE - MARKET	12,800
TOTAL MARKET VALUE	37,589
SOH/AGL Deduction	377
ASSESSED VALUE	37,212
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	37,212
TOTAL JUST VALUE	37,589
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	37,589

LAND:3:1: ADJ 3:OWNS 2 LOTS

SALE:1:1: LOT 6 BLOCK C

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24753	M H	275	07/14/2006
15341	M H	125	04/06/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q/U	V/I	RSN CD	SALE PRICE
1187/1649	1/19/2010	WD	U	I	16	100
GRANTOR: NELSON F KELLER						
GRANTEE: NELSON F KELLER & E						
1033/0507	12/10/2004	WD	Q	I	01	10,000
GRANTOR: BOMBARDIER CAPITAL						
GRANTEE: NELSON F KELLER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 UOP= W10 S10 E10 N10$ S24 E27 UOP= S10 E10 N10 W10$ E21 N24$.

LAND DESCRIPTION

TOTAL OB/XF 7,700

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	0.80	16,000.00	12,800.00	12,800							

REVIEW DATE 04/10/2023 BY kellen Total Acres: 1.12 Total Land Value: 12,800 Market: 0 Agricultural: 0 Common: 12,800 PRINTED 11/07/2025 BY SYS