LOT 7 BLOCK C PINE HILLS ADDITIO
814-210, WD 991-2558, DC 1302-23

FRAMPTON EARLENE
286 NW REBEL PL
LAKE CITY, FL 32055-3205

2026

28-2S-16-01772-087

BUILDING CHARACTERISTICS

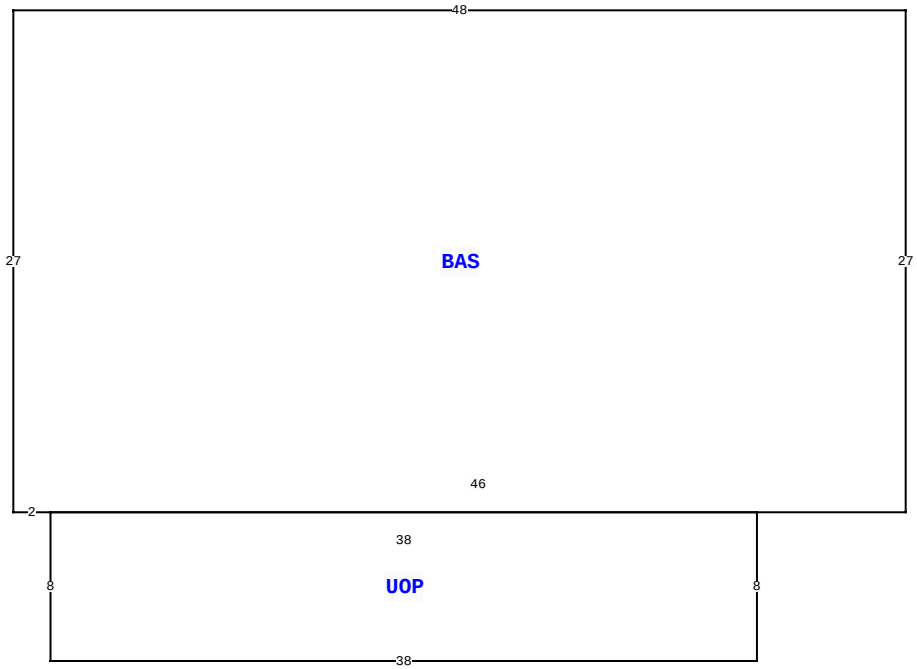
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	1,296	100		1,296	36,672
UOP	304	25		76	2,150
TOTALS	1,600			1,372	38,822

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,372	117.9000	70.74	97,055	1996	1996	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 1296 HX Base Yr



286 NW REBEL PL, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	38,822
TOTAL MARKET OB/XF VALUE	15,700
TOTAL LAND VALUE - MARKET	16,000
TOTAL MARKET VALUE	70,522
SOH/AGL Deduction	4,155
ASSESSED VALUE	66,367
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	66,367
TOTAL JUST VALUE	70,522
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	70,522

SALE:1:1: LOT 7 BLK C---SALE NOT IN LINE MUST BE I

PERMIT NUM	DESCRIPTION	AMT	ISSUED
10547	M H	125	12/08/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1320/1667	8/18/2016	LE	U	I	14	100
GRANTOR: EARLENE FRAMPTON (SIN						
GRANTEE: EARLENE FRAMPTON (R						
1305/1125	11/30/2015	PB	U	I	18	0
GRANTOR: CLERK OF COURT (MERLE						
GRANTEE: EARLENE FRAMPTON (H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S27 E2 UOP= S8 E38 N8 W38$ E46 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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	1995	1995	3	100	1,200	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	800	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	100	
5	0060	CARPORT F	0	0	27	40	1,080.00	UT	5.00	5.00	100	2008	2008	3	100	5,400	
6	0255	MBL HOME S	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	500	
7	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	100	
8	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	
9	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 15,700

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	1.00	16,000.00	16,000.00	16,000							

REVIEW DATE 04/10/2023 BY kellen Total Acres: 1.12 Total Land Value: 16,000 Market: 0 Agricultural: 0 Common: 16,000 PRINTED 11/07/2025 BY SYS