

LOT 9 BLOCK C PINE HILLS ADDITIO  
815-2047, 940-2770, DC 1065-2087

OTT SHANE/OTT APRIL  
324 NW REBEL PL  
LAKE CITY, FL 32055

2026

28-2S-16-01772-089



| 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          |                  | 03 |
| NEIGHBORHOOD/LOC | 28216.020 1.00/  |    |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|------|--------------|----------------------|
| BAS       | 1,620            | 100         |      | 1,620        | 98,750               |
| TOTALS    | 1,620            |             |      | 1,620        | 98,750               |

| EXTRA FEATURES |            |             |         |    |    |        |    |          |                |           |         |
|----------------|------------|-------------|---------|----|----|--------|----|----------|----------------|-----------|---------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L  | W  | UNITS  | UT | Adj R    | ADJ UNIT PRICE | ORIG COND | YEAR ON |
| 1              | 0166       | CONC, PAVMT | 0 100   | 10 | 16 | 160.00 | UT | 3.00     | 3.00           | 100       | 2008    |
| 2              | 0296       | SHED METAL  | 0 100   | 0  | 0  | 1.00   | UT | 0.00     | 0.00           | 100       | 2019    |
| 3              | 9945       | Well/Sept   | 0 100   | 0  | 0  | 1.00   | UT | 7,000.00 | 7,000.00       | 100       |         |
| 4              | 0294       | SHED WOOD/  | 0 100   | 0  | 0  | 1.00   | UT | 400.00   | 400.00         | 100       | 2023    |
| 5              | 0169       | FENCE/WOOD  | 0 100   | 0  | 0  | 1.00   | UT | 800.00   | 800.00         | 100       | 2023    |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |           |     |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T |
| 1                | 0200     | C   | MBL HM               | 100 |     | 00       | 0.00  | 0.00  | 1.00        | LT        |     |

MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT |   | NORM  | % COND |
|------|-----|-----------|-------------|----------------|----------------|------|------|------|------|---|-------|--------|
| 0201 | 02  | 1,620     | 117.9000    | 110.83         | 179,545        | 1997 | 1997 | 0    | 0    | 0 | 45.00 | 55.00  |

1 MANUF 1

100% - 2019

Heated Area: 1620

HX Base Yr 2019

27

27

BAS

|                            |          |           |            |     |
|----------------------------|----------|-----------|------------|-----|
| 324 NW REBEL PL, LAKE CITY | BLD DATE | LGL DATE  | 04/21/2025 | MLU |
|                            | XF DATE  | LAND DATE |            |     |
|                            | INC DATE | AG DATE   |            |     |

| ADJ UNIT PRICE | ORIG COND | YEAR ON | YEAR ACTUAL | Q | % COND | OB/XF MKT VALUE | NOTES |
|----------------|-----------|---------|-------------|---|--------|-----------------|-------|
| 3.00           | 100       | 2008    | 2008        | 3 | 100    | 480             |       |
| 0.00           | 100       | 2019    | 2019        | 3 | 100    | 1,200           |       |
| 7,000.00       | 100       |         |             | 3 | 100    | 7,000           |       |
| 400.00         | 100       | 2023    | 2022        |   | 100    | 400             |       |
| 800.00         | 100       | 2023    | 2022        |   | 100    | 800             |       |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|--|
| 9,880       |  |  |  |  |  |  |  |  |  |  |  |

| COLUMBIA COUNTY PROPERTY  |  |  |  |  |  |           |  |  |  |  |  |
|---------------------------|--|--|--|--|--|-----------|--|--|--|--|--|
| PAGE 1 of 1               |  |  |  |  |  |           |  |  |  |  |  |
| VALUATION BY              |  |  |  |  |  | STANDARD  |  |  |  |  |  |
| Tax Group: 3              |  |  |  |  |  | Tax Dist: |  |  |  |  |  |
| BUILDING MARKET VALUE     |  |  |  |  |  | 98,750    |  |  |  |  |  |
| TOTAL MARKET OB/XF VALUE  |  |  |  |  |  | 9,880     |  |  |  |  |  |
| TOTAL LAND VALUE - MARKET |  |  |  |  |  | 16,000    |  |  |  |  |  |
| TOTAL MARKET VALUE        |  |  |  |  |  | 124,630   |  |  |  |  |  |
| SOH/AGL Deduction         |  |  |  |  |  | 63,996    |  |  |  |  |  |
| ASSESSED VALUE            |  |  |  |  |  | 60,634    |  |  |  |  |  |
| TOTAL EXEMPTION VALUE     |  |  |  |  |  | 35,634    |  |  |  |  |  |
| BASE TAXABLE VALUE        |  |  |  |  |  | 25,000    |  |  |  |  |  |
| TOTAL JUST VALUE          |  |  |  |  |  | 124,630   |  |  |  |  |  |
| NCON VALUE                |  |  |  |  |  | 0         |  |  |  |  |  |
| INCOME VALUE              |  |  |  |  |  |           |  |  |  |  |  |
| PREVIOUS YEAR MKT VALUE   |  |  |  |  |  | 124,630   |  |  |  |  |  |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED     |
|------------|-------------|-----|------------|
| 38548      | MAINT/ALTR  | 75  | 09/03/2019 |
| 24676      | M H         | 348 | 06/26/2006 |

| SALES DATA                    |           |              |        |        |           |               |  |  |  |
|-------------------------------|-----------|--------------|--------|--------|-----------|---------------|--|--|--|
| OFF RECORD<br>Number          | DATE      | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |  |  |  |
| 1368/0905                     | 9/10/2018 | WD           | Q      | I      | 01        | 52,900        |  |  |  |
| GRANTOR:MICHAEL PRATER        |           |              |        |        |           |               |  |  |  |
| GRANTEE:SHANE & APRIL OTT (   |           |              |        |        |           |               |  |  |  |
| 1328/1252                     | 1/03/2017 | WD           | U      | I      | 11        | 100           |  |  |  |
| GRANTOR:LOUIS MARTINO, MIKE P |           |              |        |        |           |               |  |  |  |
| GRANTEE:MIKE PRATER           |           |              |        |        |           |               |  |  |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS     |  |  |  |  |  |  |  |  |  |  |  |
|-------------------------|--|--|--|--|--|--|--|--|--|--|--|
| BAS= W60 S27 E60 N27\$. |  |  |  |  |  |  |  |  |  |  |  |