LOT 10 BLOCK C PINE HILLS ADDITI

742-805, 812-576, WD 1010-7, WD

KOEHLER DONALD/KOEHLER JANE
368 NW REBEL PL
LAKE CITY, FL 32055

2026

28-2S-16-01772-090

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05

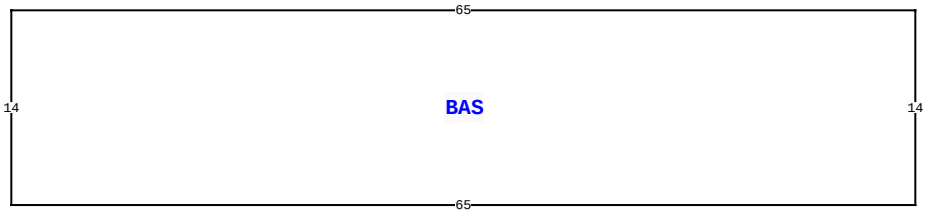
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	28216.020	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	910	100		910	49,911
TOTALS	910			910	49,911

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	910	102.9000	84.38	76,786	1984	2010	0	0	0	35.00	65.00

1 MANUF 1 100% - 2024 Heated Area: 910 HX Base Yr 2024



368 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		49,911
TOTAL MARKET OB/XF VALUE		8,200
TOTAL LAND VALUE - MARKET		14,000
TOTAL MARKET VALUE		72,111
SOH/AGL Deduction		0
ASSESSED VALUE		72,111
TOTAL EXEMPTION VALUE	HX HB	47,111
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		72,111
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		74,414

PERMIT NUM	DESCRIPTION	AMT	ISSUED
10657	M H	125	01/18/1996
10419	M H	125	11/07/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1506/1468	1/11/2024	QC	U	I	11	100
GRANTOR: HATCH RONALD						
GRANTEE: KOEHLER DONALD						
1503/453	11/14/2023	WD	Q	I	01	86,000
GRANTOR: DAVIS JAY						
GRANTEE: KOEHLER DONALD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W65 S14 E65 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	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
2	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2024	2023		100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 8,200

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

REVIEW DATE 11/29/2023 BY TP Total Acres: 0.97 Total Land Value: 14,000 Market: 0 Agricultural: 0 Common: 14,000 PRINTED 11/07/2025 BY SYS