LOT 16 BLOCK C PINE HILLS
ADDITION. WD 1068-421.

WATT CINTHIA/WATT JAMES
582 NW REBEL PL
LAKE CITY, FL 32055

2026

28-2S-16-01772-096

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

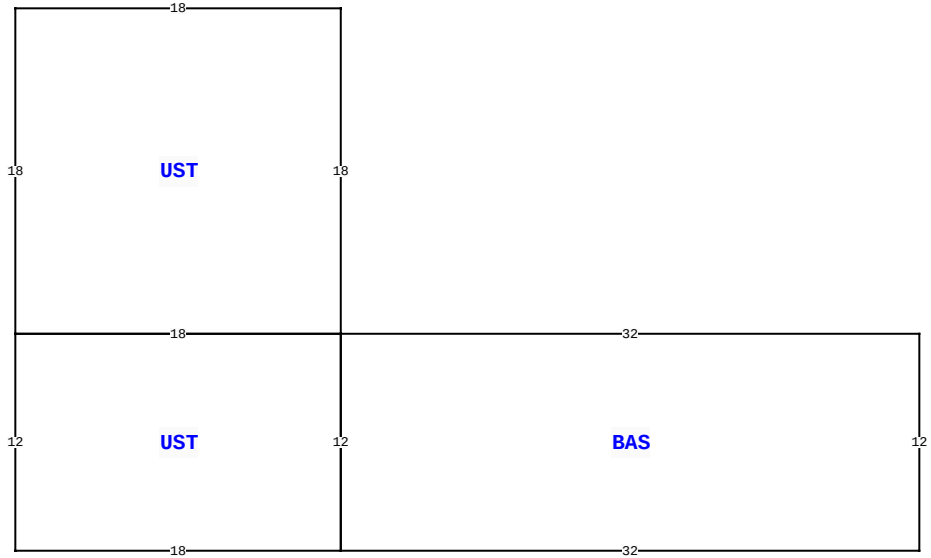
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
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	384	100		384	15,098
UST	216	45		97	3,814
UST	324	45		146	5,740
TOTALS	924			627	24,652

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0101	01	627	79.9200	65.53	41,087	1978	1978	0	0	0	40.00	60.00

1 SFR/MH CON 100% - 2007 Heated Area: 384 HX Base Yr 2007



582 NW REBEL PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/15/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		24,652
TOTAL MARKET OB/XF VALUE		7,150
TOTAL LAND VALUE - MARKET		36,890
TOTAL MARKET VALUE		68,692
SOH/AGL Deduction		36,873
ASSESSED VALUE		31,819
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		6,819
TOTAL JUST VALUE		68,692
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		68,692

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19018	M H	125	12/06/2001
18133	PUMP/UTPOL	30	04/06/2001
9728	M H	125	05/18/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1068/0421	12/15/2005	WD	Q	V		28,500

GRANTOR: LENVIL DICKS

GRANTEE: WATT

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W32 UST= N18 W18 S18 E18$ UST= W18 S12 E18 N12$ S12 E32 N12$.

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	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	50	
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 7,150

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	5.27	AC		1.00	1.00	1.00	7,000.00	7,000.00	36,890							

REVIEW DATE 04/10/2023 BY kellen Total Acres: 5.27 Total Land Value: 36,890 Market: 0 Agricultural: 0 Common: 36,890 PRINTED 11/07/2025 BY SYS