LOT 10 BLOCK 13 CAROLYN HEIGHTS
389-44, CT 1533-787, WD 1550-700

RAMKHELAWAN RAJROOP/RAMKHELAWAN BIBI SHARIFA
15830 NW 16TH CT
PEMBROKE PINES, FL 33028

2026

28-3S-17-05805-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

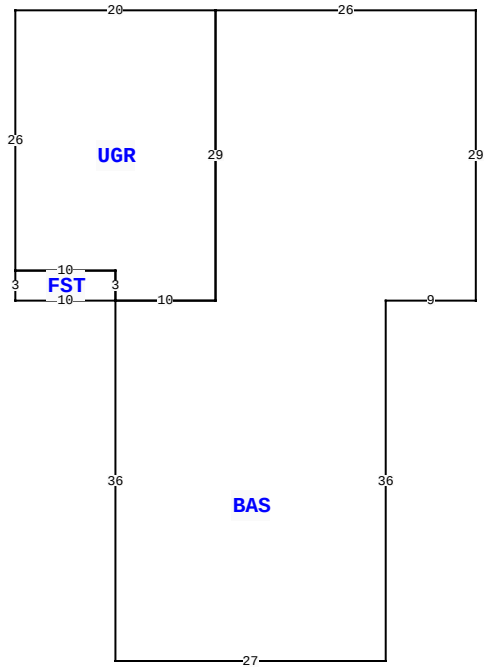
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 50
Exterior Wall	19	COMMON BRK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 80
Interior Wall	05	DRYWALL 20
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	28317.040	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,726	100		1,726	100,427
FST	30	55		16	931
UGR	550	45		248	14,430
TOTALS	2,306			1,990	115,787

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,990	94.4586	105.79	210,522	1978	1978	10	0	0	35.00	55.00

1 SINGLE FAM 100% - 0 Heated Area: 1726 HX Base Yr



211 NE LABELLE TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		115,787
TOTAL MARKET OB/XF VALUE		300
TOTAL LAND VALUE - MARKET		8,400
TOTAL MARKET VALUE		124,487
SOH/AGL Deduction		51,685
ASSESSED VALUE		72,802
TOTAL EXEMPTION VALUE	HX HB	47,802
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		124,487
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		124,487

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054207	Roof Replacement	9,867	10/07/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1550/700	9/23/2025	WD	Q	I	01	85,000
GRANTOR: WILMINGTON TRUST						
GRANTEE: RAMKHELAWAN RAJROOP						
1533/787	2/12/2025	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: WILMINGTON TRUST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 UGR= W20 S26 FST= S3 E10 N3 W10$ E10 S3 E10 N29$S29 W10 S36 E27 N36 E9 N29$.

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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 300

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	0100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	8,400.00	8,400.00	8,400							

REVIEW DATE 10/14/2025 BY chuck Total Acres: 0.21 Total Land Value: 8,400 Market: 0 Agricultural: 0 Common: 8,400 PRINTED 11/19/2025 BY SYS