NW DIV: COMM 38.2 FT E OF NW
COR OF SE1/4, RUN S 35 FT, E
59.2 FT FOR POB, CONT E 59 FT,

NAPIER CHARLIE B/NAPIER CARMEN
2330 AVE M
RIVIERA BEACH, FL 33404

2026

30-3S-17-11703-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

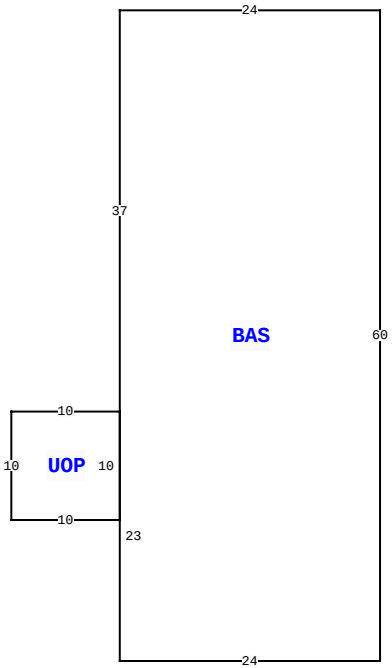
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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 07
NEIGHBORHOOD/LOC	820317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,440	100		1,440	67,554
UOP	100	25		25	1,173
TOTALS	1,540			1,465	68,727

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,465	110.9000	104.25	152,726	1989	1989	10	0	0	45.00	45.00

1 MANUF 1 0% - 0 Heated Area: 1440 HX Base Yr



886 NW LONG ST, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	68,727
TOTAL MARKET OB/XF VALUE	5,907
TOTAL LAND VALUE - MARKET	2,842
TOTAL MARKET VALUE	77,476
SOH/AGL Deduction	18,031
ASSESSED VALUE	59,445
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	59,445
TOTAL JUST VALUE	77,476
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	77,476

PERMIT NUM	DESCRIPTION	AMT	ISSUED
02690	M H	200	06/19/2003
00000285	M H	25	08/18/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1377/2751	2/07/2019	QC	U	I	11	100
GRANTOR: GLORIA LINDA NAPIER						
GRANTEE: CARMEN NAPIER & LIN						
1325/2585	11/14/2016	WD	U	I	11	100
GRANTOR: GLORIA LINDA NAPIER						
GRANTEE: GLORIA LINDA & LINR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 S37 UOP= W10 S10 E10 N10$ S23 E24 N60$.

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	0	0	0	1,138.00	UT	1.50	1.50	100	0	0	3	100	1,707	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2003	2003	3	100	1,200	
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 5,907

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	5,685.00	SF		1.00	1.00	1.00	0.50	0.50	2,842							

REVIEW DATE 11/05/2015 BY DF Total Acres: 0.13 Total Land Value: 2,842 Market: 0 Agricultural: 0 Common: 2,842 PRINTED 11/19/2025 BY SYS