

DAVIS DWAYNE
13321 WILLOW BLUESTAR LOOP
RIVERVIEW, FL 33579

2026



BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall03BELOW AVG. 100

Roof Structur03GABLE/HIP 100

Roof Cover12MODULAR MT 100

Interior Wall05DRYWALL 100

Interior Floo14CARPET 90

Interior Floo08SHT VINYL 10

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms
Bathrooms
Stories

Architectual Units
Condition Adj
Kitchen Adjus

Quality0505

DOR CODE0200MOBILE HOME

MAP NUMMKT AREA02

NEIGHBORHOOD/LOC35417.0201.00/

AREA TYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BAS1,0641001,06423,421

TOTALS1,0641,06423,421

EXTRA FEATURES

L NOBJ/XF CODEDESCRIPTIONBLD CAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% COND OB/XF MKT VALUENOTES

10080DECKING00001.00UT0.000.00100201120113100200

20166CONC, PAVMT00001.00UT0.000.00100201720173100200

39947Septic00001.00UT3,000.003,000.00100

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

10200CMBL HM0RSF/MH0.000.001.00LT1.001.001.0013,500.0013,500.0013,500

REVIEW DATE07/12/2107BYDFTotal Acres: 0.51Total Land Value: 13,500Market: 0Agricultural: 0Common: 13,500PRINTED 11/20/2025 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0800021,06491.710055.0358,5521994199400060.0040.00

1 MOBILE HME0% - 2024Heated Area: 1064HX Base Yr

BAS

BLD DATEXFXINCFDATEYEARONYEARACTUALQ%COND

LGL DATELAND DATEAG DATE03/16/2022MLU

TOTAL OB/XF3,400

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 3Tax Dist:

BUILDING MARKET VALUE23,421

TOTAL MARKET OB/XF VALUE3,400

TOTAL LAND VALUE - MARKET13,500

TOTAL MARKET VALUE40,321

SOH/AGL Deduction0

ASSESSED VALUE40,321

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE40,321

TOTAL JUST VALUE40,321

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE40,321

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / I / V / I / RSN CD SALE PRICE

1368/04667/31/2018WDQI0122,000

GRANTOR: SUBRANDY LIMITED PART

GRANTEE: DWAYNE DAVIS

1352/12701/29/2018WDUI1217,500

GRANTOR: WILLIAM J POPE

GRANTEE: SUBRANDY LIMITED PA

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S14 E76 N14S.