

PART OF LOT 10 NICELY ACRES S/D
 BEG AT SE COR OF LOT 10, RUN N 1
 244.17 FT, SW 97.95 FT, S 146.5

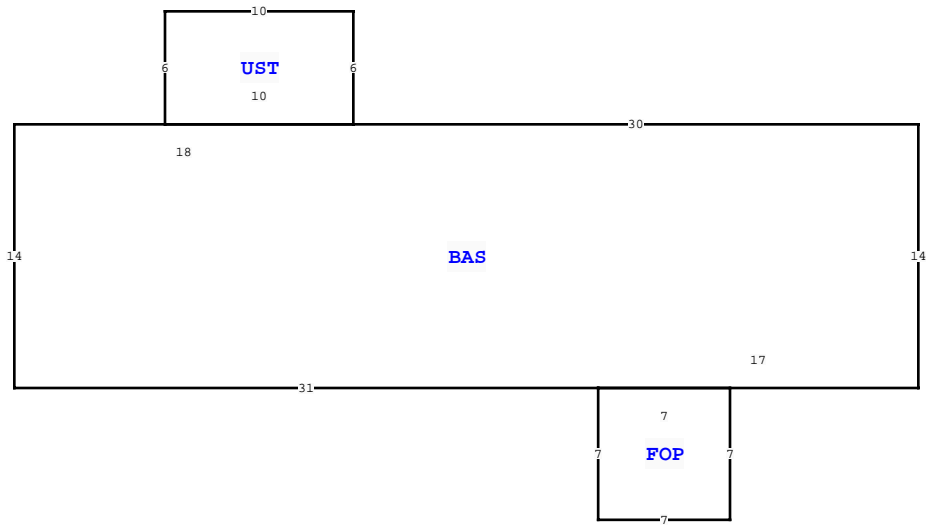
A.N.K. INVESTMENTS LLC
 4334 SW 141ST AVE
 DAVIE, FL 33330

2026

04-6S-17-09597-110


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	04	PLYWOOD	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		1	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			02
NEIGHBORHOOD/LOC	4617.0100	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	672	100	
FOP	49	35	
UST	60	45	
TOTALS	781		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0800	02	716	111.9000	67.14	48,072	1983	1983	0	0	60.00	40.00		
1 MOBILE HME 0% - 2024 Heated Area: 672 HX Base Yr													



EXTRA FEATURES																	
L N	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	0070	CARPOT UF	0	0	18	20	360.00	UT	1.50	1.50	100	2009	2009	3	100	540	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	1.25	AC		1.00	1.00	1.00	18,000.00	18,000.00	22,500							

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY					
VALUATION BY				STANDARD	
Tax Group: 3				Tax Dist:	
BUILDING MARKET VALUE				19,229	
TOTAL MARKET OB/XF VALUE				7,740	
TOTAL LAND VALUE - MARKET				22,500	
TOTAL MARKET VALUE				49,469	
SOH/AGL Deduction				4,806	
ASSESSED VALUE				44,663	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				44,663	
TOTAL JUST VALUE				49,469	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				44,469	
XFOB:1:1: WEST MH					
SALE:1:1: LOT 10, NICELY ACRES					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		
27925	M H	445	07/06/2009		

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1489/2698	5/05/2023	WD	U	I	37	30,000
GRANTOR: CURBELO CHANDRA						
GRANTEE: A.N.K. INVESTMENTS						
1473/1579	8/17/2022	QC	U	I	11	100
GRANTOR: EVANS LORRAINE I						
GRANTEE: CURBELO CHANDRA						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/08/2026	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W30 UST= N6 W10 S6 E10SW18 S14 E31 FOP= S7 E7 N7 W7SE17 N14S.	