

PART OF LOT 10 NICELY ACRES S/D
 BEG AT NE COR OF LOT, RUN W 336.
 FT, NE 97.95 FT, E 244.17 FT, N

ANK INVESTMENTS LLC
 4334 SOUTHWEST 141ST AVENUE
 DAVIE, FL 33330

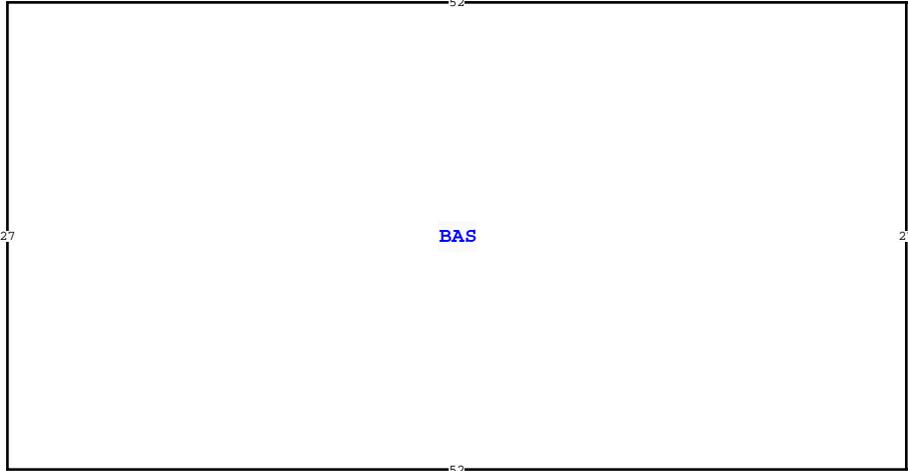
2026

04-6S-17-09597-210



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	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 Units	01	CONV	100
		0	100
Quality	05	05	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	4617.0100 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,404	100	
TOTALS	1,404		97,712

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
20201	02	1,404	113.9000	107.07	150,326	2010	2010	0	0	35.00	65.00	
1 MANUF 1 0% - 2021 Heated Area: 1404 HX Base Yr												



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			97,712
TOTAL MARKET OB/XF VALUE			4,860
TOTAL LAND VALUE - MARKET			14,400
TOTAL MARKET VALUE			116,972
SOH/AGL Deduction			5,004
ASSESSED VALUE			111,968
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			111,968
TOTAL JUST VALUE			116,972
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			118,282
LAND:1:1: HA 1/2 LAND VALUE:OTHER AE/N			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1413/2425	6/19/2020	WD	Q	I	01	104,000
GRANTOR: JANINE M TOMLINSON						
GRANTEE: ANK INVESTMENTS LLC						
1185/0824	12/07/2009	WD	U	V	16	100
GRANTOR: EVANS & TUMBULL/AKA T						
GRANTEE: JANINE M TOMLINSON						

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
1	0296	SHED METAL	0	0	8	12	96.00	UT	10.00	100	2009	2009
2	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	100	2013	2013
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	100		
4	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	100	2013	2013

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

BUILDING DIMENSIONS			
BAS= W52 S27 E52 N27\$.			

LAND DESCRIPTION										TOTAL OB/XF														
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	0.80	AC		1.00	1.00	1.00	18,000.00	18,000.00	14,400							