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

**2027**

**04-6S-17-09597-210**

## BUILDING CHARACTERISTICS

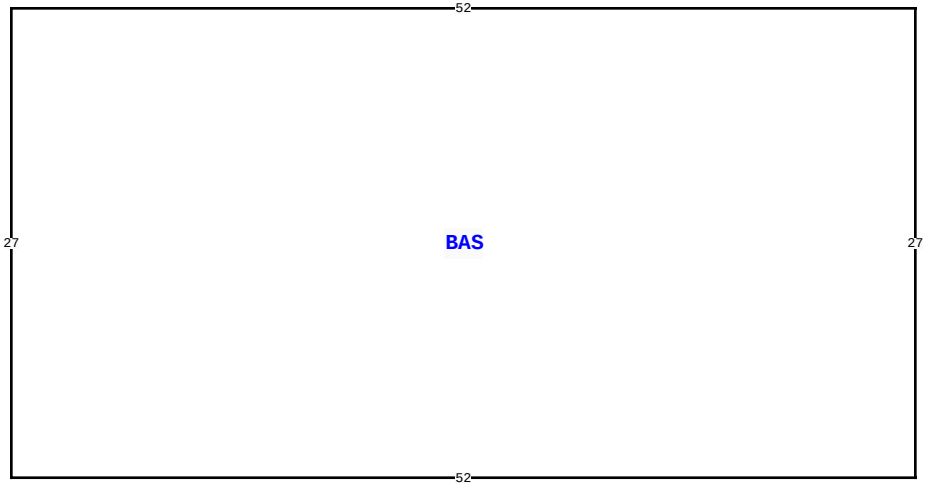
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Stories | 1. | 1. 100 |
| Architectual | 01 | CONV 100 |
| Units | | 0 100 |
| 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 | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,404 | 100 | | 1,404 | 96,672 |
| TOTALS | 1,404 | | | 1,404 | 96,672 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0201 | 02 | 1,404 | 113.9000 | 105.93 | 148,726 | 2010 | 2010 | 0 | 0 | 0 | 35.00 | 65.00 |

1 MANUF 1 0% - 2021 Heated Area: 1404 HX Base Yr




2040 SW HALTIWANGER RD, LAKE CITY

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

## 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 | 0296 | SHED METAL | 0 | 0 | 8 | 12 | 96.00 | UT | 10.00 | 10.00 | 100 | 2009 | 2009 | 3 | 100 | 960 | |
| 2 | 0070 | CARPORT UF | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2013 | 2013 | 3 | 100 | 600 | |
| 3 | 9947 | Septic | 0 | 0 | 0 | 0 | 1.00 | UT | 3,000.00 | 3,000.00 | 100 | | | 3 | 100 | 3,000 | |
| 4 | 0261 | PRCH, UOP | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2013 | 2013 | 3 | 100 | 300 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 96,672 |
| TOTAL MARKET OB/XF VALUE | 4,860 |
| TOTAL LAND VALUE - MARKET | 14,400 |
| TOTAL MARKET VALUE | 115,932 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 115,932 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 115,932 |
| TOTAL JUST VALUE | 115,932 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 116,972 |

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 | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W52 S27 E52 N27$.

## LAND DESCRIPTION

TOTAL OB/XF 4,860

| 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 | 0.80 | AC | | 1.00 | 1.00 | 1.00 | 18,000.00 | 18,000.00 | 14,400 | | | | | | | |

REVIEW DATE 10/04/2017 BY BC Total Acres: 0.80 Total Land Value: 14,400 Market: 0 Agricultural: 0 Common: 14,400 PRINTED 11/17/2026 BY SYS