LOT 22 BLK A COLUMBIA ESTATES.
740-211, 745-2119, 761-905, 761-

HAMIL JULIE/TYLER RANDY R
2217 CORNELL DR
RIVERVIEW, FL 33578

2027

10-5S-16-03529-122

BUILDING CHARACTERISTICS

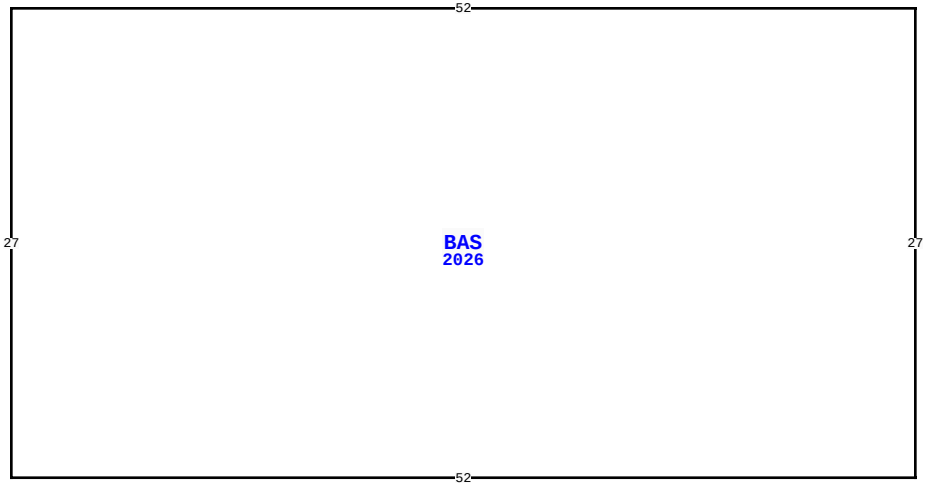
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 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 01
NEIGHBORHOOD/LOC	10516.070	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100	2026	1,404	148,599
TOTALS	1,404			1,404	148,599

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,404	112.5000	108.00	151,632	2025	2025	0	0	0	2.00	98.00

2 MANUF 2 0% - 2026 Heated Area: 1404 HX Base Yr



124 SW TWIG CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/16/2026 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	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	600	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	148,599
TOTAL MARKET OB/XF VALUE	7,600
TOTAL LAND VALUE - MARKET	23,000
TOTAL MARKET VALUE	179,199
SOH/AGL Deduction	0
ASSESSED VALUE	179,199
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	179,199
TOTAL JUST VALUE	179,199
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	180,740

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053883	Mobile Home		08/21/2025
000053856	Right-of-Way Acce		08/15/2025
11333	M H	125	06/26/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1538/660	4/17/2025	WD	Q	I	03	62,500
GRANTOR: THOMPSON CHRISTOPHER						
GRANTEE: HAMIL JULIE						
1511/1928	3/28/2024	QC	U	I	11	100
GRANTOR: THOMPSON KATHLEEN LYN						
GRANTEE: THOMPSON CHRISTOPHE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=18,10] E52 S27 W52 N27 $
.

LAND DESCRIPTION

TOTAL OB/XF 7,600

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		RSF/MH	0.00	0.00	1.00	LT		1.00	1.00	1.00	23,000.00	23,000.00	23,000							

REVIEW DATE 11/07/2025 BY justin Total Acres: 1.02 Total Land Value: 23,000 Market: 0 Agricultural: 0 Common: 23,000 PRINTED 11/17/2026 BY SYS