

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

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

2026

10-5S-16-03529-122

ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
31	VINYL SID 100				
00	N/A 0				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
08	SHT VINYL 50				
14	CARPET 50				
03	CENTRAL 100				
04	AIR DUCTED 100				
2	100				
2	100				
01	NONE 100				
1.	1. 100				
0	100				
03	03 100				
01	01 100				
05	05				
0200	MOBILE HOME				
			01		
		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	150,140
TOTALS	1,404			1,404	150,140

MARKET ADJUSTMENTS																								
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND													
2	MANUF	2	0%	- 2026																				
					Heated Area: 1404			HX Base Yr																
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td>04/16/2026</td> <td>MLU</td> </tr> </tbody> </table>													BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE					04/16/2026	MLU
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				04/16/2026	MLU																			

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		150,140	
TOTAL MARKET OB/XF VALUE		7,600	
TOTAL LAND VALUE - MARKET		23,000	
TOTAL MARKET VALUE		180,740	
SOH/AGL Deduction		0	
ASSESSED VALUE		180,740	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		180,740	
TOTAL JUST VALUE		180,740	
NCON VALUE		150,140	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		48,198	

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 \$	

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
2	0296	SHED METAL	0	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	600	
3	9945	Well/Sept	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

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