

LOT 11 MOORE HAVEN S/D.  
819-553, 895-2640, WD 1005-430,

GAVLINSKI DANIEL/GAVLINSKI ELAINE  
2692 DIANA DR  
MIDDLEBURG, FL 32068

**2026**

14-3S-16-02117-211  
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BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	01	MINIMUM	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	01	MINIMUM	100
Interior Wall	01	MINIMUM	100
Interior Floo	08	SHT VINYL	100
Air Condition	01	NONE	100
Heating Type	01	NONE	100
Bedrooms		3	100
Bathrooms		2	100
Stories	1.	1.	100
Architectual	01	CONV	100
Units		0	100
Quality	02	02	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	14316.040 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	720	100	
TOTALS	720		9,098

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	720	50.1500	31.59	22,745	1970	1970	0	0	60.00	40.00
2 MOBILE HME		0% - 0	Heated Area: 720				HX Base Yr				
BLD DATE		LGL DATE	05/11/2026		MLU						
XF DATE		LAND DATE									
INC DATE		AG DATE									

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	9,098		
TOTAL MARKET OB/XF VALUE	7,400		
TOTAL LAND VALUE - MARKET	45,000		
TOTAL MARKET VALUE	61,498		
SOH/AGL Deduction	13,753		
ASSESSED VALUE	47,745		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	47,745		
TOTAL JUST VALUE	61,498		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	56,066		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054967	Electrical Servic		02/06/2026
000054912	Right-of-Way Acce		01/30/2026
000052118	Electrical Servic	0	01/21/2025
15286	M H	125	03/25/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1558/494	1/09/2026	WD Q	I	01		80,000
GRANTOR: LITTLE JOSEPH RANDELL						
GRANTEE: GAVLINSKI DANIEL						
1338/2615	5/23/2017	WD Q	I	01		24,000
GRANTOR: GLEN B KUNI						
GRANTEE: JOSEPH RANDELL LITT						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	9945	Well/Sept	0	0	0	1.00	UT	7,000.00	7,000.00	100	
2	0285	SALVAGE	0	0	0	1.00	UT	400.00	400.00	100	2023

TOTAL OB/XF												7,400												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

BUILDING NOTES											
BAS= W60 S12 E60 N12\$.											

BUILDING DIMENSIONS											
BAS= W60 S12 E60 N12\$.											

LAND DESCRIPTION												TOTAL OB/XF				7,400								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							