

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
14-3S-16-02117-211

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	SUBAREA MARKET VALUE
BAS	720	100	8,666
TOTALS	720		8,666

MARKET ADJUSTMENTS																							
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND												
2	MOBILE HME	0%	- 0																				
				Heated Area: 720			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>04/14/2025</td> <td>MLU</td> </tr> </tbody> </table>												BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE					04/14/2025	MLU
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COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	8,666		
TOTAL MARKET OB/XF VALUE	7,400		
TOTAL LAND VALUE - MARKET	40,000		
TOTAL MARKET VALUE	56,066		
SOH/AGL Deduction	8,321		
ASSESSED VALUE	47,745		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	47,745		
TOTAL JUST VALUE	56,066		
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	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	9945	Well/Sept	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
2	0285	SALVAGE	0	0	0	1.00	UT	400.00	400.00	100	2023	2022		100	400	

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		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	40,000.00	40,000.00	40,000							

REVIEW DATE																								
02/11/2025 BY TW Total Acres: 5.06 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 03/24/2026 BY SYS																								