

LOT 16 SANDY PINES S/D.
759-1131, 795-572, 806-303, WD 1

LOVELY ENTERPRISES LLC
815 N HOMESTEAD BLVD, UNIT 210
HOMESTEAD, FL 33030

2026

14-7S-16-04211-016
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BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	31 VINYL SID 100				
Roof Structur	03 GABLE/HIP 100				
Roof Cover	03 COMP SHNGL 100				
Interior Wall	05 DRYWALL 100				
Interior Floor	14 CARPET 90				
Interior Floor	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				
Condition Adj	03 03 100				
Kitchen Adjus	01 01 100				
Quality	05 05				
DOR CODE	0200 MOBILE HOME				
MAP NUM	MKT AREA 02				
NEIGHBORHOOD/LOC	14716.010 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100		1,296	76,320
TOTALS	1,296			1,296	76,320

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
2	MANUF	1	0%	- 2026								
				Heated Area: 1296				HX Base Yr				
<div style="border: 1px solid black; width: 100%; height: 100%; display: flex; align-items: center; justify-content: center;"> BAS </div>												
				BLD DATE				LGL DATE				
				XF DATE				LAND DATE				
				INC DATE				AG DATE				
				206 SW RANDOLPH CT, FORT WHITE				05/06/2026	MLU			

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			76,320
TOTAL MARKET OB/XF VALUE			8,277
TOTAL LAND VALUE - MARKET			52,000
TOTAL MARKET VALUE			136,597
SOH/AGL Deduction			0
ASSESSED VALUE			136,597
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			136,597
TOTAL JUST VALUE			136,597
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			124,597
SALE:2:1: LOTS 16 & 17 SANDY PINES			
SALE:1:1: LOT 16 SANDY PINES			
BLDG:1:1: RAVE TRV'L TRAILER:HAS ADDITION			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
19972	M H	125	09/18/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1548/2503	9/08/2025	TD	U	I	18	45,000
GRANTOR: HINES ELAINE						
GRANTEE: LOVELY ENTERPRISES						
0795/0572	8/31/1994	AG	U	V	13	17,300
GRANTOR: H E MARTIN						
GRANTEE: ELAINE HINES						

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	0294	SHED WOOD/	0	0	10	12	120.00	UT	7.50	7.50	100	1995	1995	3	100	900	
2	0255	MBL HOME S	0	0	13	29	377.00	UT	1.00	1.00	100	1993	1993	3	100	377	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
													TOTAL OB/XF	8,277			

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS= W48 S27 E48 N27\$.												

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	4.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	52,000								