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

2027

14-7S-16-04211-016

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

206 SW RANDOLPH CT, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	7,500
TOTAL LAND VALUE - MARKET	52,000
TOTAL MARKET VALUE	59,500
SOH/AGL Deduction	0
ASSESSED VALUE	59,500
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	59,500
TOTAL JUST VALUE	59,500
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	136,597

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						

BUILDING NOTES

BUILDING DIMENSIONS

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	0285	SALVAGE	0	0	48	27	1.00	UT	300.00	300.00	100	1995	1995	3	100	300	
2	0285	SALVAGE	0	0	13	29	1.00	UT	200.00	200.00	100	1993	1993	3	100	200	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,500

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	0700	C	MISC RES	0		RSF/MH	0.00	0.00	4.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	52,000							

REVIEW DATE 11/25/2025 BY JB Total Acres: 4.00 Total Land Value: 52,000 Market: 0 Agricultural: 0 Common: 52,000 PRINTED 11/17/2026 BY SYS