LOT 9 SOUTHERN EXPOSURES UNR: CO
S1/2 OF SEC 25, RUN E 1180.90 FT
POB, RUN E 787.25 FT TO C/L 60 F

RAMKHELAWAN RAJROOP/RAMKHELAWAN BIBI
15830 N W 16TH STREET
PEMBROKE PINES, FL 33028

2027

25-5S-15-00479-309

BUILDING CHARACTERISTICS

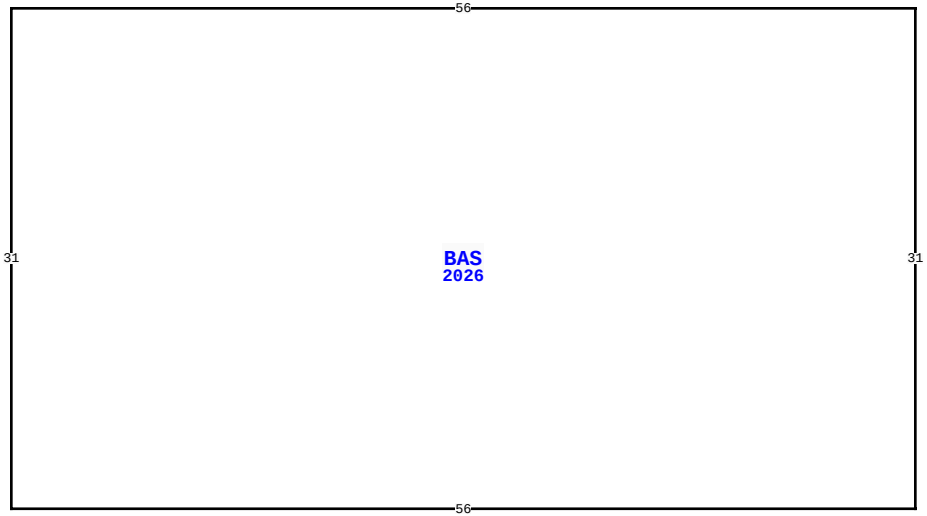
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 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	25515.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,736	100	2026	1,736	188,380
TOTALS	1,736			1,736	188,380

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0203	02	1,736	113.0000	111.87	194,206	2023	2023	0	0	0	3.00	97.00

1 MANUF 3 0% - 2026 Heated Area: 1736 HX Base Yr



169 SW DUREN PL, LAKE CITY

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

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	0081	DECKING WI	0	0	0	0	1.00	UT	200.00	200.00	100	2026	2025		100	200	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	2026	2025		100	7,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	188,380
TOTAL MARKET OB/XF VALUE	7,200
TOTAL LAND VALUE - MARKET	110,110
TOTAL MARKET VALUE	305,690
SOH/AGL Deduction	8,660
ASSESSED VALUE	297,030
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	297,030
TOTAL JUST VALUE	305,690
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	307,593

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052015	Mobile Home		01/07/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1307/0694	1/04/2016	WD	Q	V	01	50,000
GRANTOR: JEAN MONESTIME						
GRANTEE: RAJROOP & BIBI RAMK						
1038/1858	1/24/2005	WD	Q	V		60,000
GRANTOR: DAVID E MANGRUM & GEO						
GRANTEE: JEAN MONESTIME						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=15,15] E56 S31 W56 N31 $
.

LAND DESCRIPTION

TOTAL OB/XF 7,200

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	0200	C	MBL HM	0		A-1	0.00	0.00	10.01	AC		1.00	1.00	1.00	11,000.00	11,000.00	110,110							

REVIEW DATE 03/18/2026 BY JB Total Acres: 10.01 Total Land Value: 110,110 Market: 0 Agricultural: 0 Common: 110,110 PRINTED 11/17/2026 BY SYS