

LOT 3 PINEHILLS S/D.
 ORB 665-523. QCD 1067-887.
 PROBATE 05-227-CP ORB 1068-

KINSEY CURTIS
 25816 SW 122ND PLACE
 HOMESTEAD, FL 33032

2026

28-2S-16-01772-003


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
																				VALUATION BY STANDARD Tax Group: 3 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 7,000 TOTAL LAND VALUE - MARKET 45,000 TOTAL MARKET VALUE 52,000 SOH/AGL Deduction 13,422 ASSESSED VALUE 38,578 TOTAL EXEMPTION VALUE vx 5,000 BASE TAXABLE VALUE 33,578 TOTAL JUST VALUE 52,000 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 47,000											
																				BLDG:1:1: CHAP MH XFOB:1:1: CHAP MH											
																				PERMIT NUM DESCRIPTION AMT ISSUED 000046381 New Residential C 500,000 12/05/2024											
																				SALES DATA OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE 1288/1331 1/29/2015 WD U V 16 8,200 GRANTOR: JAMES D WILKINS GRANTEE: CURTIS KINSEY 1288/1330 1/29/2015 WD U V 16 8,200 GRANTOR: ROSEMARIE CARTER GRANTEE: CURTIS KINSEY											
TOTALS										1355 NW BAUGHN ST, LAKE CITY										BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/11/2026 MLU											
EXTRA FEATURES																				BUILDING NOTES											
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	BUILDING DIMENSIONS															
1	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 7,000																					
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	0000	C	VAC RES	0		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000														
REVIEW DATE 04/10/2023 BY kellen Total Acres: 5.15 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 05/12/2026 BY SYS																															