

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											
DOR CODE 0700 MISC IMPROVED										MAP NUM MKT AREA 03										NEIGHBORHOOD/LOC 28216.020 1.00/											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																										
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																															
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 0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000																	
LAND DESCRIPTION																															
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 06/30/2026 BY SYS																															