

LOT 16 PINEHILLS S/D.
627-595, 984-1305, DC 1386-2590,

CAMPBELL GREGORY N/CAMPBELL BETTY J
353 NW REBEL PL
LAKE CITY, FL 32055

2026

28-2S-16-01772-016
VALUATION SUMMARY PAGE 1 of 1

ELEMENT		CD	CONSTRUCTION		
Exterior Wall	31	VINYL	SID	100	
Exterior Wall	00	N/A		0	
Roof Structure	03	GABLE/HIP		100	
Roof Cover	12	MODULAR	MT	100	
Interior Wall	05	DRYWALL		100	
Interior Floor	08	SHT VINYL		50	
Interior Floor	14	CARPET		50	
Air Condition	03	CENTRAL		100	
Heating Type	04	AIR DUCTED		100	
Bedrooms		3		100	
Bathrooms		2		100	
Frame	01	NONE		100	
Stories	1.	1.		100	
Units		0		100	
Condition Adj	03			100	
Kitchen Adjus	01			100	
Quality	05			05	
DOR CODE	0200	MOBILE HOME			
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
BAS	1,728	100	2026	1,728	92,208
TOTALS	1,728			1,728	92,208

MARKET ADJUSTMENTS																								
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND													
1	MANUF	1	0%	- 2026	Heated Area: 1728			HX Base Yr																
<div style="border: 1px solid black; width: 100%; height: 100%; position: relative;"> BAS 2026 </div>																								
<table border="1" style="width: 100%;"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td>05/11/2026</td> <td>MLU</td> <td></td> </tr> </tbody> </table>													BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE				05/11/2026	MLU	
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE																			
			05/11/2026	MLU																				

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		92,208
TOTAL MARKET OB/XF VALUE		24,200
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		161,408
SOH/AGL Deduction		0
ASSESSED VALUE		161,408
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		161,408
TOTAL JUST VALUE		161,408
NCON VALUE		100,408
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		56,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050637	Mobile Home		08/22/2024
000050320	Right-of-Way Acce		07/10/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1513/354	4/24/2024	WD	Q	I	01	89,000
GRANTOR: DOREY DOUGLAS L						
GRANTEE: CAMPBELL GREGORY N						
1386/2593	6/18/2019	WD	Q	V	01	28,000
GRANTOR: SANDRA L WELDEN						
GRANTEE: DOUGLAS L & GEORGET						

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	0	0	1.00	UT	8,000.00	8,000.00	100	2023	2022		100	8,000	
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	8,000.00	8,000.00	100	2023	2022		100	8,000	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	2026	2025		100	7,000	
4	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2026	2025		100	1,200	

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		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

BUILDING NOTES												
<p>BAS=[YR=2026;ORIG=13,14] E64 S27 W64 N27 \$</p>												