

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

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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	03	100
Kitchen Adjus	01	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
BAS	1,728	100	2026
TOTALS	1,728		1,728
			88,920

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%; display: flex; align-items: center; justify-content: center;"> BAS 2026 </div>												
TOTALS	1,728		1,728									

COLUMBIA COUNTY PROPERTY			
VALUATION BY	Tax Group: 3	Tax Dist:	STANDARD
BUILDING MARKET VALUE			88,920
TOTAL MARKET OB/XF VALUE			24,200
TOTAL LAND VALUE - MARKET			45,000
TOTAL MARKET VALUE			158,120
SOH/AGL Deduction			0
ASSESSED VALUE			158,120
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			158,120
TOTAL JUST VALUE			158,120
NCON VALUE			97,120
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			56,000

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

TOTAL OB/XF												
24,200												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT
1	0200	C	MBL HM	0		A-1	0.00	0.00	1.00	LT		1.00

BUILDING NOTES												
BUILDING DIMENSIONS												
BAS=[YR=2026;ORIG=13,14] E64 S27 W64 N27 \$												

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	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							