LOT 1 BLOCK B PINE HILLS ADDITIO
832-206, 951-2339, WD 1129-2347,

ADVANTA IRA SERVICES, LLC
FBO LARRY L CAMPA IRA #8007403, 4790 140TH AVE NORTH
CLEARWATER, FL 33762

2027

28-2S-16-01772-051

BUILDING CHARACTERISTICS

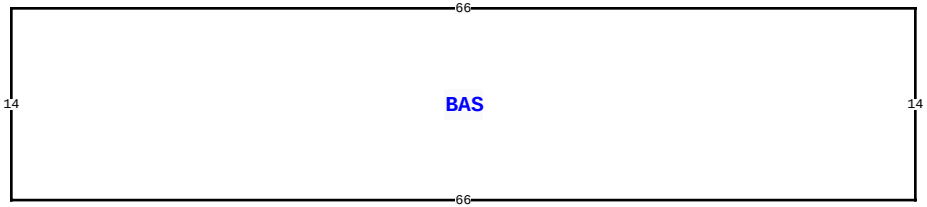
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	25,480
TOTALS	924			924	25,480

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	924	114.9000	68.94	63,701	1984	1984	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2026 Heated Area: 924 HX Base Yr



1556 NW BAUGHN ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 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	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	400	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	
5	0296	SHED METAL	0	0	0	0	1.00	UT	300.00	300.00	100	2023	2022		100	300	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	25,480
TOTAL MARKET OB/XF VALUE	8,100
TOTAL LAND VALUE - MARKET	22,500
TOTAL MARKET VALUE	56,080
SOH/AGL Deduction	0
ASSESSED VALUE	56,080
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	56,080
TOTAL JUST VALUE	56,080
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	56,080

PERMIT NUM	DESCRIPTION	AMT	ISSUED
10755	M H	125	02/14/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1571/2758	6/22/2026	QC	U	I	11	100
GRANTOR: ADVANTA IRA SERVICES,						
GRANTEE: ADVANTA IRA SERVICE						
1561/83	1/30/2026	QC	U	I	11	100
GRANTOR: WILT RYAN LEE						
GRANTEE: ADVANTA IRA SERVICE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S14 E66 N14$.

LAND DESCRIPTION

TOTAL OB/XF 8,100

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		00	0.00	0.00	1.00	LT		1.00	1.00	1.25	18,000.00	22,500.00	22,500							

REVIEW DATE 12/15/2023 BY TP Total Acres: 1.00 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/16/2026 BY SYS