LOT 13 BLOCK B PINE HILLS ADDITI
WD 1021-2570, DC 1428-1765, PB 1

CANTINE MELISSA CROFT
183 NW REBEL PL
LAKE CITY, FL 32055

2027

28-2S-16-01772-063

BUILDING CHARACTERISTICS

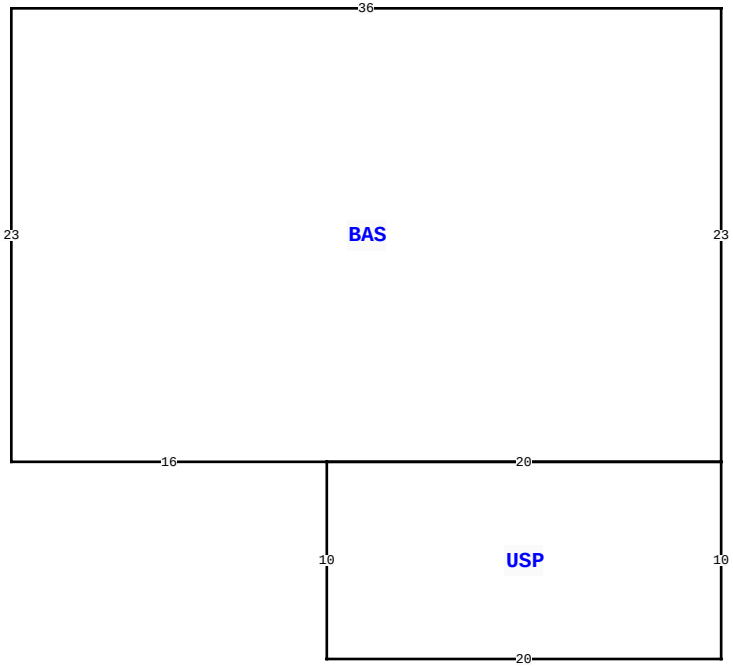
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	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	828	100		828	47,817
USP	200	35		70	4,043
TOTALS	1,028			898	51,860

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	898	112.9000	105.00	94,290	2005	2004	0	0	0	45.00	55.00

1 MANUF 1 100% - 2005 Heated Area: 828 HX Base Yr 2005



183 NW REBEL PL, 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	0070	CARPORT UF	0	100	18	20	360.00	UT	2.50	2.50	100	2008	2008	3	100	900	
2	0120	CLFENCE 4	0	100	0	0	400.00	UT	7.50	7.50	50	2008	2008	3	50	1,500	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	51,860
TOTAL MARKET OB/XF VALUE	9,400
TOTAL LAND VALUE - MARKET	18,000
TOTAL MARKET VALUE	79,260
SOH/AGL Deduction	32,989
ASSESSED VALUE	46,271
TOTAL EXEMPTION VALUE	HX HB 25,000
BASE TAXABLE VALUE	21,271
TOTAL JUST VALUE	79,260
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	79,818

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22500	M H	447	11/15/2004
14781	M H	125	11/30/1998
10965	M H	125	04/02/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1449/1977	10/12/2021	PB	U	I	18	0
GRANTOR: CLERK OF COURT (WILLI						
GRANTEE: CANTINE MELISSA CRO						
1021/2570	7/12/2004	WD	Q	V		17,000
GRANTOR: LENVIL H DICKS						
GRANTEE: WILLIAM CANTINE & M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W36 S23 E16 USP= S10 E20 N10 W20$ E20 N23$.

LAND DESCRIPTION

TOTAL OB/XF 9,400

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	100		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,000.00	18,000.00	18,000							

REVIEW DATE 04/10/2023 BY kellen Total Acres: 1.00 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 11/16/2026 BY SYS