

LOT 20 BLOCK B PINE HILLS ADDITI
831-1609, DC 1449-604

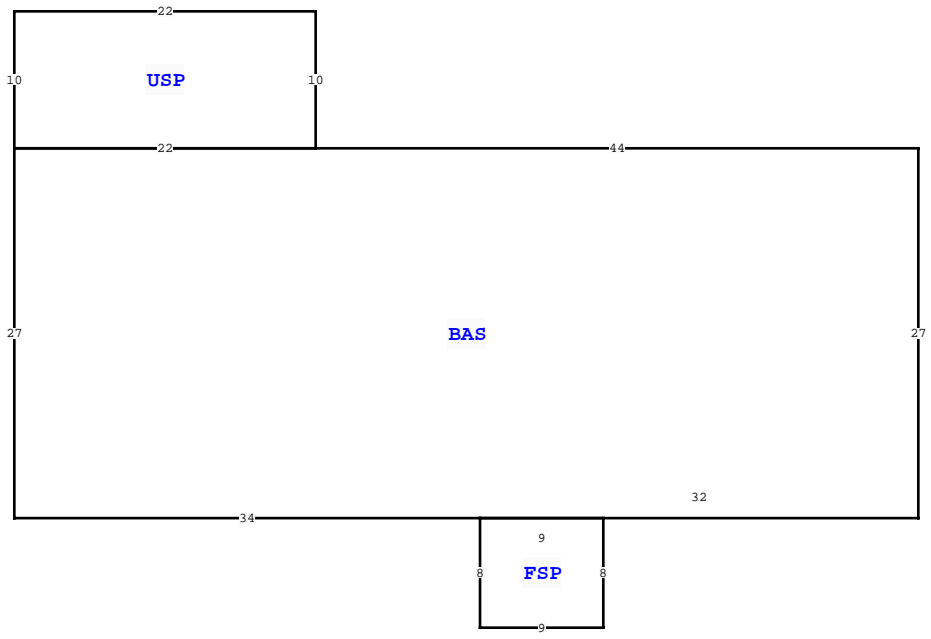
DAVIS KENNETH
6856 NW 13TH ST
PLANTATION, FL 33313

2026

28-2S-16-01772-070

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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		3	100
Bathrooms		2	100
Stories	1.	1.	100
Architctual	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
BAS	1,782	100	
FSP	72	40	
USP	220	35	
TOTALS	2,074		
			1,888
			51,610

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	MOBILE HME	0%	- 2025									Heated Area: 1782 HX Base Yr	



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			51,610
TOTAL MARKET OB/XF VALUE			8,200
TOTAL LAND VALUE - MARKET			18,000
TOTAL MARKET VALUE			77,810
SOH/AGL Deduction			0
ASSESSED VALUE			77,810
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			77,810
TOTAL JUST VALUE			77,810
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			75,810

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054744	Electrical Servic		12/30/2025
000054707	Right-of-Way Acce		12/18/2025
10166	M H	125	09/07/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0831/1609	12/06/1996	WD	Q	V		11,000

GRANTOR: LENVIL DICKS
GRANTEE: KENNETH & SHEILA DA

EXTRA FEATURES		829 NW PARNELL AVE, LAKE CITY														
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	0190	FPLC PF	0	0	0	1.00	UT	1,200.00	1,200.00	100	1996	1996	3	100	1,200	
2	9945	Well/Sept	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/07/2026	MLU

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W44 USP= N10 W22 S10 E22\$ W22 S27 E34 FSP= S8 E9 N8 W9\$ E32 N27\$.													

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	0102	C	SFR/MH	0		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,000.00	18,000.00	18,000							