LOT 4 BLOCK C PINE HILLS ADDITIO
WD 1031-2562, WD 1048-2115, WD 1

KELLER NELSON F/KELLER EUGENE R
457 SW DAVENPORT GLN
LAKE CITY, FL 32024

2027

28-2S-16-01772-084

BUILDING CHARACTERISTICS

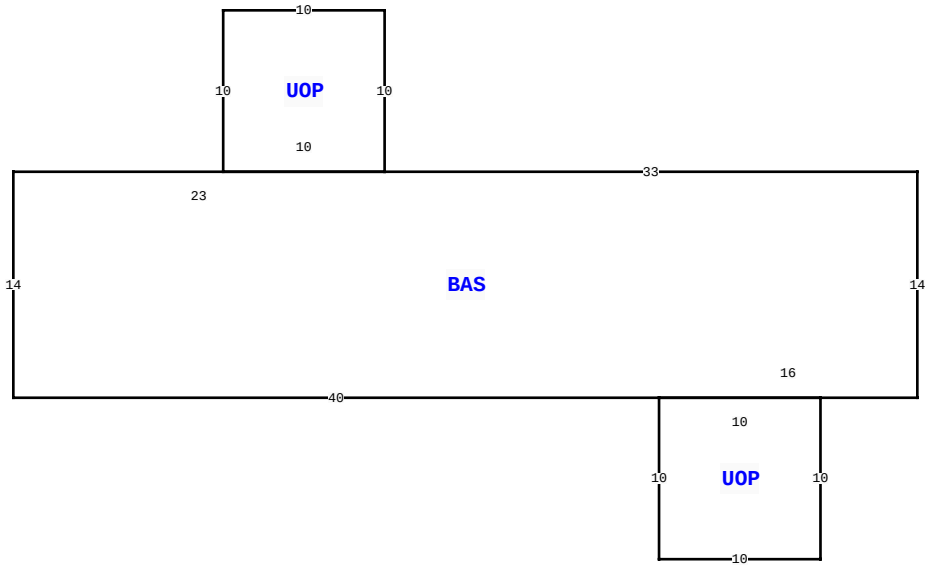
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	01	01 100
Quality	02	02
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	784	100		784	8,789
UOP	100	25		25	280
UOP	100	25		25	280
TOTALS	984			834	9,349

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0800	02	834	74.7320	44.84	37,397	1991	1991	0	0	15	60.00	25.00

1 MOBILE HME 0% - 0 Heated Area: 784 HX Base Yr



206 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	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	500	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	800	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	9,349
TOTAL MARKET OB/XF VALUE	8,400
TOTAL LAND VALUE - MARKET	14,400
TOTAL MARKET VALUE	32,149
SOH/AGL Deduction	313
ASSESSED VALUE	31,836
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	31,836
TOTAL JUST VALUE	32,149
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	32,149

PERMIT NUM	DESCRIPTION	AMT	ISSUED
27162	M H	375	07/11/2008
14900	M H	125	01/04/1999
9918	M H	125	06/29/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1187/1647	1/19/2010	WD	U	I	16	100
GRANTOR: NELSON KELLER						
GRANTEE: NELSON KELLER & EUG						
1048/2115	6/10/2005	WD	Q	V		13,000
GRANTOR: CLAYTON						
GRANTEE: KELLER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W33 UOP= N10 W10 S10 E10$ W23 S14 E40 UOP= S10 E10 N10 W10$ E16 N14$.

LAND DESCRIPTION

TOTAL OB/XF 8,400

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	0		00	0.00	0.00	1.00	LT		1.00	1.00	0.80	18,000.00	14,400.00	14,400							

REVIEW DATE 04/10/2023 BY kellen Total Acres: 1.11 Total Land Value: 14,400 Market: 0 Agricultural: 0 Common: 14,400 PRINTED 11/17/2026 BY SYS