LOT 5 BLOCK C PINE HILLS ADDITIO
863-2067, 831-1519, CT 1025-1238

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

2027

28-2S-16-01772-085

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
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	02	02 100
Kitchen Adjus	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	1,012	100		1,012	13,437
UOP	80	25		20	266
UOP	100	25		25	332
TOTALS	1,192			1,057	14,034

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0800	02	1,057	88.5105	53.11	56,137	1999	1999	0	0	15	60.00	25.00

1 MOBILE HME 0% - 0 Heated Area: 1012 HX Base Yr



236 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	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	700	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	200	
3	9945	Well/Sept	0	0	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	14,034
TOTAL MARKET OB/XF VALUE	7,900
TOTAL LAND VALUE - MARKET	14,400
TOTAL MARKET VALUE	36,334
SOH/AGL Deduction	0
ASSESSED VALUE	36,334
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	36,334
TOTAL JUST VALUE	36,334
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	36,334

PRMT:1:1: RAYMOND MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047065	Electrical Servic	0	04/25/2023
11451	M H	125	07/29/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1187/1648	1/19/2010	WD	U	I	16	100
GRANTOR: NELSON F KELLER						
GRANTEE: NELSON F KELLER & E						
1033/0507	12/10/2004	WD	Q	I	01	10,000
GRANTOR: BOMBARDIER CAPITAL						
GRANTEE: NELSON F KELLER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W22 UOP= N10 W10 S10 E10$ W22 S23 E13 UOP= S8 E10 N8 W10$ E31 N23$.

LAND DESCRIPTION

TOTAL OB/XF 7,900

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	0000	C	VAC RES	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: 1.12 Total Land Value: 14,400 Market: 0 Agricultural: 0 Common: 14,400 PRINTED 11/17/2026 BY SYS