LOT 9 BLOCK C PINE HILLS ADDITIO
815-2047, 940-2770, DC 1065-2087

OTT SHANE/OTT APRIL
324 NW REBEL PL
LAKE CITY, FL 32055

2027

28-2S-16-01772-089

BUILDING CHARACTERISTICS

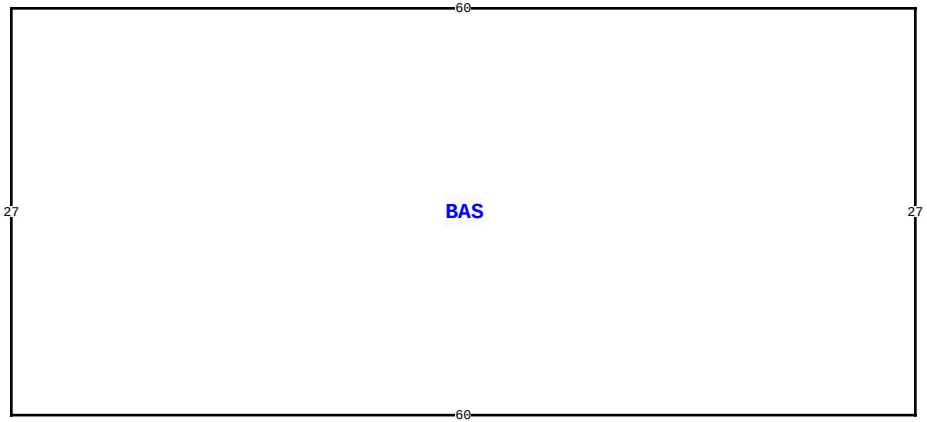
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	1,620	100		1,620	97,698
TOTALS	1,620			1,620	97,698

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,620	117.9000	109.65	177,633	1997	1997	0	0	0	45.00	55.00

1 MANUF 1 100% - 2019 Heated Area: 1620 HX Base Yr 2019



324 NW REBEL PL, LAKE CITY

BLD DATE		LGL DATE	05/07/2026 MLU
XF DATE		LAND DATE	
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	0166	CONC,PAVMT	0	100	10	16	160.00	UT	3.00	3.00	100	2008	2008	3	100	480	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	400.00	400.00	100	2023	2022		100	400	
5	0169	FENCE/WOOD	0	100	0	0	1.00	UT	800.00	800.00	100	2023	2022		100	800	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		97,698
TOTAL MARKET OB/XF VALUE		9,880
TOTAL LAND VALUE - MARKET		18,000
TOTAL MARKET VALUE		125,578
SOH/AGL Deduction		63,307
ASSESSED VALUE		62,271
TOTAL EXEMPTION VALUE	HX HB	37,271
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		125,578
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		126,630

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38548	MAINT/ALTR	75	09/03/2019
24676	M H	348	06/26/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1368/0905	9/10/2018	WD	Q	I	01	52,900
GRANTOR: MICHAEL PRATER						
GRANTEE: SHANE & APRIL OTT (						
1328/1252	1/03/2017	WD	U	I	11	100
GRANTOR: LOUIS MARTINO, MIKE P						
GRANTEE: MIKE PRATER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S27 E60 N27$.

LAND DESCRIPTION

TOTAL OB/XF 9,880

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: 1.13 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 11/17/2026 BY SYS