LOT 2 BLOCK D BRENT HEIGHTS S/D.
746-1521, 778-51, 846-2145, 878-

DAVIS DWAYNE
13321 WILLOW BLUESTAR LOOP
RIVERVIEW, FL 33579

2027

35-4S-17-09033-162

BUILDING CHARACTERISTICS

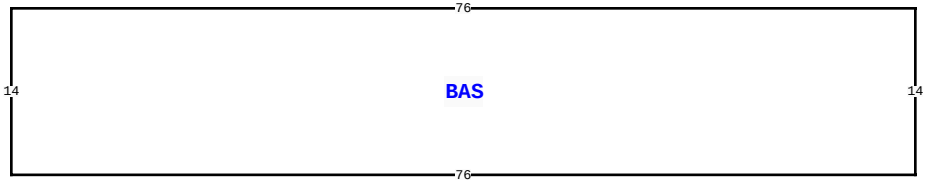
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	35417.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,064	100		1,064	23,421
TOTALS	1,064			1,064	23,421

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,064	91.7100	55.03	58,552	1994	1994	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2024 Heated Area: 1064 HX Base Yr



246 SE BRITT PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 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	0080	DECKING	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	200	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	23,421
TOTAL MARKET OB/XF VALUE	3,400
TOTAL LAND VALUE - MARKET	22,000
TOTAL MARKET VALUE	48,821
SOH/AGL Deduction	1,326
ASSESSED VALUE	47,495
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	47,495
TOTAL JUST VALUE	48,821
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	48,821

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8780	M H	125	08/25/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1368/0466	7/31/2018	WD	Q	I	01	22,000
GRANTOR: SUBRANDY LIMITED PART						
GRANTEE: DWAYNE DAVIS						
1352/1270	1/29/2018	WD	U	I	12	17,500
GRANTOR: WILLIAM J POPE						
GRANTEE: SUBRANDY LIMITED PA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S14 E76 N14$.

LAND DESCRIPTION

TOTAL OB/XF 3,400

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		RSF/MH	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,000.00	22,000.00	22,000							

REVIEW DATE 07/12/2107 BY DF Total Acres: 0.51 Total Land Value: 22,000 Market: 0 Agricultural: 0 Common: 22,000 PRINTED 11/17/2026 BY SYS