

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

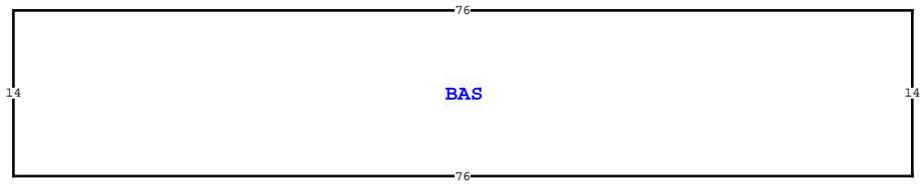
DAVIS DWAYNE  
13321 WILLOW BLUESTAR LOOP  
RIVERVIEW, FL 33579

**2026**

35-4S-17-09033-162  
COLUMBIA COUNTY PROPERTY VALUATION SUMMARY PAGE 1 of 1

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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
BAS	1,064	100	
TOTALS	1,064		1,064 24,591

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	57.78	61,478	1994	1994	0	0	60.00	40.00
1 MOBILE HME 0% - 2024 Heated Area: 1064 HX Base Yr											



VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE		24,591
TOTAL MARKET OB/XF VALUE		3,400
TOTAL LAND VALUE - MARKET		22,000
TOTAL MARKET VALUE		49,991
SOH/AGL Deduction		6,814
ASSESSED VALUE		43,177
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		43,177
TOTAL JUST VALUE		49,991
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		40,321

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						

EXTRA FEATURES		246 SE BRITT PL, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	ADJ UNIT PRICE
1	0080	DECKING	0.00
2	0166	CONC, PAVMT	0.00
3	9947	Septic	3,000.00

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
			05/08/2026	MLU	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W76 S14 E76 N14\$.	

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	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							