LOT 20 BLOCK B PINE HILLS ADDITI

831-1609, DC 1449-604

DAVIS KENNETH
6856 NW 13TH ST
PLANTATION, FL 33313

2026

28-2S-16-01772-070

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

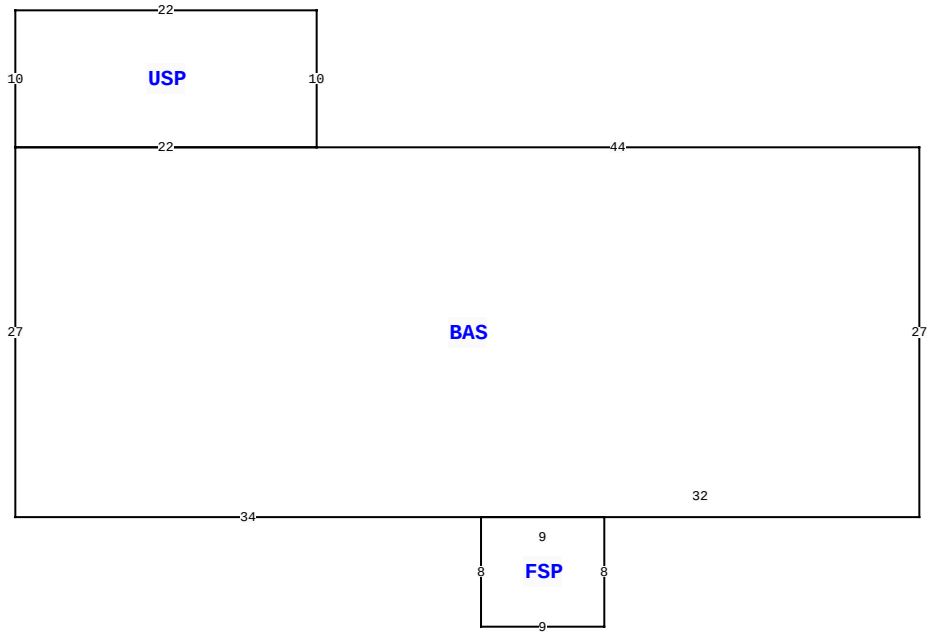
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	1,782	100		1,782	48,713
FSP	72	40		29	793
USP	220	35		77	2,105
TOTALS	2,074			1,888	51,610

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,888	113.9000	68.34	129,026	1995	1995	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2025 Heated Area: 1782 HX Base Yr



829 NW PARNELL AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	51,610
TOTAL MARKET OB/XF VALUE	8,200
TOTAL LAND VALUE - MARKET	16,000
TOTAL MARKET VALUE	75,810
SOH/AGL Deduction	0
ASSESSED VALUE	75,810
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	75,810
TOTAL JUST VALUE	75,810
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	75,810

PERMIT NUM	DESCRIPTION	AMT	ISSUED
10166	M H	125	09/07/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0831/1609	12/06/1996	WD	Q	V		11,000

GRANTOR: LENVIL DICKS

GRANTEE: KENNETH & SHEILA DA

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W44 USP= N10 W22 S10 E22$ W22 S27 E34 FSP= S8 E9 N8 W9$ E32 N27$.

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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	1996	1996	3	100	1,200	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 8,200

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	0102	C	SFR/MH	0		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	16,000.00	16,000.00	16,000							

REVIEW DATE 04/10/2023 BY kellen Total Acres: 1.02 Total Land Value: 16,000 Market: 0 Agricultural: 0 Common: 16,000 PRINTED 12/10/2025 BY SYS