

E1/2 OF W1/2 OF N1/2 OF NE1/4 OF
ORB 413-516, LIFE EST 1208-2060,

LASTINGER JAMES GREGORY
352 NW BREEZE GLN
LAKE CITY, FL 32055

2026

01-3S-16-01901-006



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	02	SHED 100
Roof Cover	01	MINIMUM 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		2 100
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	0202 MOBILE HOME/M HOME	
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	1316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	660	100		660	17,091
FSP	192	40		77	1,994
UEP	200	70		140	3,626
UOP	110	25		28	725

TOTALS	1,162			905	23,436
EXTRA FEATURES					

L N	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	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	
2	0040	BARN, POLE	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
3	0296	SHED METAL	0	0	8	12	96.00	UT	11.00	11.00	40	2009	2009	3	40	422	
4	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	
6	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
7	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	
8	0040	BARN, POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	

LAND DESCRIPTION			TOTAL OB/XF 11,522														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	0102	C	SFR/MH	0		A-1	0.00	0.00	4.00	AC		1.00	1.00	1.00	7,000.00	7,000.00	28,000
2	0102	C	SFR/MH	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	7,000.00	7,000.00	7,000

REVIEW DATE 05/04/2023 BY JB

MARKET ADJUSTMENTS

TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND

0800 02 905 107.9000 64.74 58,590 1980 1980 0 0 0 60.00 40.00

1 MOBILE HME 0% - 2021 Heated Area: 660 HX Base Yr

20

10

UEP

20

10

11

10

UOP

11

10

33

12

BAS

37

12

16

12

FSP

16

12

352 NW BREEZE GLN, LAKE CITY

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

04/15/2025 MLU

L N	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	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	
2	0040	BARN, POLE	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
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4	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	
6	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
7	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	
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2	0102	C	SFR/MH	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	7,000.00	7,000.00	7,000

Total Acres: 5.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000

COLUMBIA COUNTY PROPERTY		PAGE 1 of 2	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		41,161	
TOTAL MARKET OB/XF VALUE		11,522	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		87,683	
SOH/AGL Deduction		14,723	
ASSESSED VALUE		72,960	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		72,960	
TOTAL JUST VALUE		87,683	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		87,683	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1407/0683	3/05/2020	LE U	I	I	14	100	
GRANTOR: FLORIDA HOLDINGS TRUS							
GRANTEE: JAMES GREGORY LASTI							
1407/0682	3/05/2020	QC U	I	I	11	100	
GRANTOR: JAMES G LASTINGER							
GRANTEE: FLORIDA HOLDINGS TR							

BUILDING NOTES																	

BUILDING DIMENSIONS																	
BAS= W33 UOP= N10 W11 S10 E11\$ W11 UEP= N10 W20 S10 E20\$ W11 S12 E37 FSP= S12 E16N12 W16\$ E18 N12\$.																	

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