

BESTOSO DUANE
319 NW WHITLEY GLN
LAKE CITY, FL 32055

2026



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY										PAGE 1 of 1											
ELEMENT		CD		CONSTRUCTION		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		VALUATION SUMMARY											
Exterior Wall		31		VINYL SID 100		0800		02		2,356		113.9000		68.34		161,009		2001		2001		0		0		0 60.00		40.00		VALUATION BY											
Roof Structur		03		GABLE/HIP 100		1		MOBILE HME		100%		- 2017		Heated Area: 2356		HX Base Yr 2017														STANDARD											
Roof Cover		03		COMP SHNGL 100																												Tax Group: 3									
Interior Wall		05		DRYWALL 100																												Tax Dist:									
Interior Floo		14		CARPET 90																												BUILDING MARKET VALUE									
Interior Floo		08		SHT VINYL 10																												64,404									
Air Condition		03		CENTRAL 100																												TOTAL MARKET OB/XF VALUE									
Heating Type		04		AIR DUCTED 100																												10,800									
Bedrooms				4 100																												TOTAL LAND VALUE - MARKET									
Bathrooms				2 100																												18,500									
Stories		1.		1. 100																												TOTAL MARKET VALUE									
Architectual		01		CONV 100																												93,704									
Units				0 100																												SOH/AGL Deduction									
Condition Adj		03		03 100																												21,879									
Kitchen Adjus		01		01 100																												ASSESSED VALUE									
Quality		05		05																												71,825									
DOR CODE		0200		MOBILE HOME																												TOTAL EXEMPTION VALUE									
MAP NUM				MKT AREA																												HX HB									
NEIGHBORHOOD/LOC		5317.0300		1.00/																												46,825									
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																						BASE TAXABLE VALUE									
BAS		2,356		100				2,356		64,404																						25,000									
TOTALS		2,356						2,356		64,404																						TOTAL JUST VALUE									
EXTRA FEATURES										319 NW WHITLEY GLN, LAKE CITY										BLD DATE										LGL DATE											
																				XF DATE										LAND DATE											
																				INC DATE										AG DATE											
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		0190		FPLC PF		0 100		0		0		1.00		UT		1,200.00		1,200.00		100		2001		2001		3		100		1,200											
2		0120		CLFENCE 4		0 100		0		0		1.00		UT		0.00		0.00		100		2010		2010		3		100		600											
3		9945		Well/Sept		0 100		0		0		1.00		UT		7,000.00		7,000.00		100						3		100		7,000											
4		0263		PRCH, USP		0 100		0		0		1.00		UT		0.00		0.00		100		2010		2010		3		100		1,800											
5		0261		PRCH, UOP		0 100		0		0		1.00		UT		0.00		0.00		100		2010		2010		3		100		200											