

COMM NE COR, RUN S ALONG E SEC L
FOR POB, CONT S 991.75 FT TO SE
SEC, W ALONG S LINE 901.85 FT, N

BASTEDO BRETT D & BASTEDO ANGELICA A REVOCABLE LIV
1234 HIGHWOOD PLACE
WESLEY CHAPEL, FL 33543

2026

08-6S-17-09622-003



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 90
Interior Wall	06	CUST PANEL 10
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units	0	100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality	05	05
DOR CODE	5000 IMPROVED AG	

MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	8617.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,762	100		1,762	140,975
FCP	429	25		107	8,561
FGR	345	55		190	15,202
FSP	312	40		125	10,001

TOTALS	2,848			2,184	174,739
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00
2	0040	BARN, POLE	0	0	44	51	1.00	UT	0.00
3	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00
4	0020	BARN, FR	0	0	44	51	2,244.00	UT	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	0		A-1	0.00	0.00	3.00
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	17.57
3	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	17.57

REVIEW DATE	10/09/2017	BY	DF
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TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,184	109.9010	123.09	268,829	1991	1991	0	0	0	35.00	65.00
1 SINGLE FAM 0% - 0 Heated Area: 1762 HX Base Yr												
930 SW MARION MANN TER, LAKE CITY												
BLD DATE XF DATE INC DATE												
LGL DATE LAND DATE AG DATE												
04/08/2025 MLU												

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 3		Tax Dist:			
BUILDING MARKET VALUE		174,739			
TOTAL MARKET OB/XF VALUE		13,720			
TOTAL LAND VALUE - MARKET		185,130			
TOTAL MARKET VALUE		220,379			
SOH/AGL Deduction		0			
ASSESSED VALUE		220,379			
TOTAL EXEMPTION VALUE		0			
BASE TAXABLE VALUE		220,379			
TOTAL JUST VALUE		373,589			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		373,589			

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE	
1453/659	7/26/2021	QC	U	I	11	100	
GRANTOR: ELLIS CHARLIE L							
GRANTEE: BASTEDO BRETT D & A							
1453/659	7/26/2021	QC	U	I	11	100	
GRANTOR: ELLIS CHARLIE L							
GRANTEE: BASTEDO BRETT D & A							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W67 S31 E11 FSP= S12 E26 N12 W26\$ E41 FGR= S2 E15 FCP= E13 N33 W13 S33 \$ N23 W15 S21\$ N21 E15 N10\$.									

TOTAL OB/XF										13,720													
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	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV				
	A-1	0.00	0.00	3.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	27,000											
	A-1	0.00	0.00	17.57	AC		1.00	1.00	1.00	280.00	280.00	4,920											
	A-1	0.00	0.00	17.57	AC		1.00	1.00	1.00	9,000.00	9,000.00	158,130											

Total Acres: 20.57	Total Land Value: 31,920	Market: 158,130	Agricultural: 4,920	Common: 27,000	PRINTED 11/18/2025 BY SYS
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