LOT 90 HI-DRI ACRES UNIT 2.

462-42, 648-789,

ZARECKI ALEC
152 SW KESTREL WAY
LAKE CITY, FL 32024

2026

15-5S-16-03626-090

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

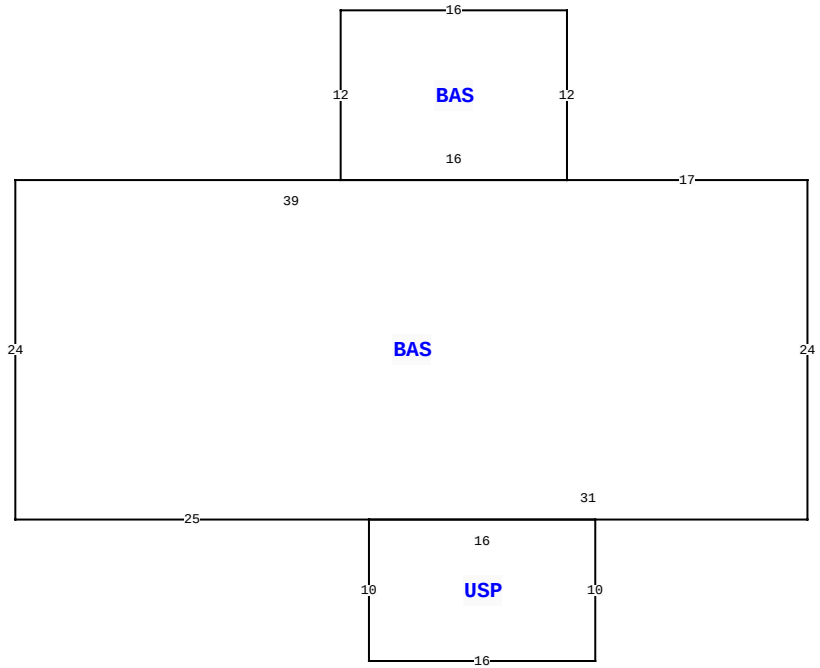
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	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 02
NEIGHBORHOOD/LOC	15516.040	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	192	100		192	3,833
BAS	1,344	100		1,344	26,829
USP	160	35		56	1,118
TOTALS	1,696			1,592	31,780

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0800	02	1,592	110.9000	66.54	105,932	1988	1988	0	0	10	60.00	30.00

1 MOBILE HME 100% - 0 Heated Area: 1536 HX Base Yr



150 SW KESTREL WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		31,780
TOTAL MARKET OB/XF VALUE		14,400
TOTAL LAND VALUE - MARKET		24,000
TOTAL MARKET VALUE		70,180
SOH/AGL Deduction		36,656
ASSESSED VALUE		33,524
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		8,524
TOTAL JUST VALUE		70,180
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		70,180

XFOB:1:1: SPR M H

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20112	M H	125	11/05/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0648/0789	4/05/1988	WD	Q	V		8,900

GRANTOR: MOMAN MARGARET

GRANTEE: ZARECKI ALEC &

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W17 BAS= N12 W16 S12 E16$ W39 S24 E25 USP= S10 E16 N10 W16$ E31 N24$.

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	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	800	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	800	
5	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
6	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	1,600	
7	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	500	
8	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 14,400

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	100			0.00	0.00	1.60	AC		1.00	1.00	1.00	15,000.00	15,000.00	24,000							

REVIEW DATE 10/02/2019 BY BC Total Acres: 1.60 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 11/21/2025 BY SYS