LOT 100 HI-DRI ACRES UNIT 2.
594-659, 641-684, 642-657, 642-6

PEACH AARON
192 SW KESTREL WAY
LAKE CITY, FL 32024

2025

15-5S-16-03626-100

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

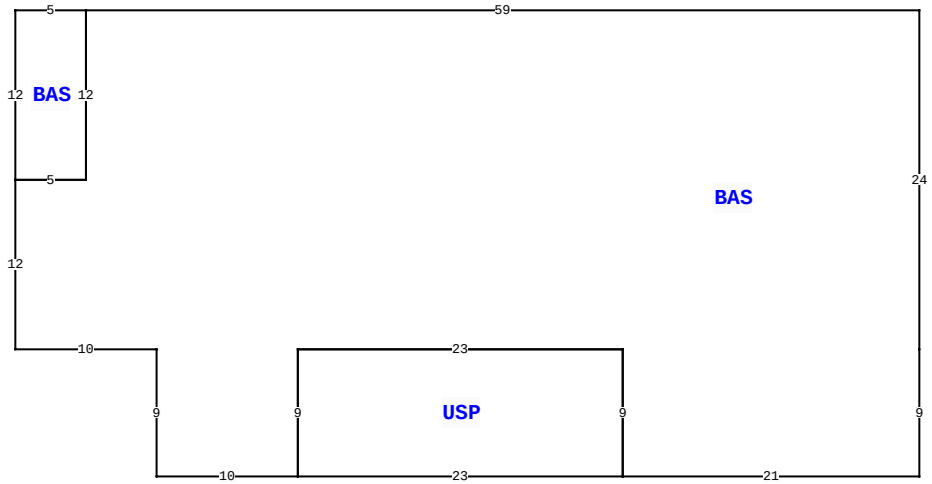
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	0102	SFRES/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	60	100		60	1,145
BAS	1,755	100		1,755	33,486
USP	207	35		72	1,374
TOTALS	2,022			1,887	36,004

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,887	79.5000	47.70	90,010	1971	1971	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2023 Heated Area: 1815 HX Base Yr 2023



192 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	52,677
TOTAL MARKET OB/XF VALUE	17,795
TOTAL LAND VALUE - MARKET	31,050
TOTAL MARKET VALUE	101,522
SOH/AGL Deduction	13,276
ASSESSED VALUE	88,246
TOTAL EXEMPTION VALUE	HX HB 50,722
BASE TAXABLE VALUE	37,524
TOTAL JUST VALUE	101,522
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	86,506

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1468/1823	6/09/2022	QC	U	I	11	100
GRANTOR: HARDESTY MABEL MARIE						
GRANTEE: PEACH AARON						
1335/2571	4/04/2017	QC	U	I	11	2,000
GRANTOR: JAMES D PROCOPIO						
GRANTEE: MABEL HARDESTY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W59 BAS= W5 S12 E5 N12$S12 W5 S12 E10 S9 E10 USP= E23 N9 W23 S9$ N9 E23 S9 E21 N9N24$.

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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1995	1995	3	100	800	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	1995	1995	3	100	400	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	200	
6	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	200	
7	0294	SHED WOOD/	0	100	12	30	1.00	UT	0.00	0.00	100	2019	2019	3	100	4,995	
8	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	2,500	
9	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 17,795

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	0200	C	MBL HM	100			0.00	0.00	2.07	AC		1.00	1.00	1.00	15,000.00	15,000.00	31,050							

REVIEW DATE 10/02/2019 BY BC Total Acres: 2.07 Total Land Value: 31,050 Market: 0 Agricultural: 0 Common: 31,050 PRINTED 09/03/2025 BY SYS

LOT 100 HI-DRI ACRES UNIT 2.
594-659, 641-684, 642-657, 642-6

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LAKE CITY, FL 32024

2025

15-5S-16-03626-100

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	08	SHT VINYL 100
Air Condition	02	WINDOW 100
Heating Type	01	NONE 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	05	05

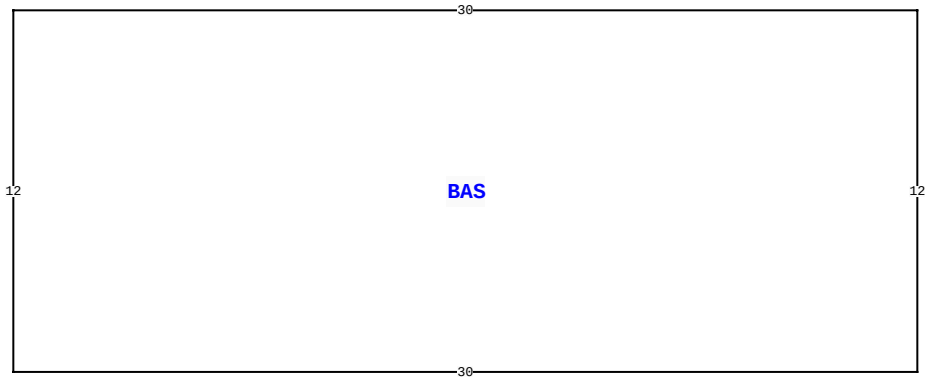
DOR CODE 0102 SFRES/MOBILE HOME
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 15516.040 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	360	100		360	16,673
TOTALS	360			360	16,673

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0102	01	360	83.0000	51.46	18,526	2016	2016	0	0	0	10.00	90.00

2 STRG/CONV 100% - 2023 Heated Area: 360 HX Base Yr 2023



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XF DATE		LAND DATE	04/07/2025 MLU
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GRANTEE: MABEL HARDESTY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 S12 E30 N12$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 10/02/2019 BY BC Total Acres: 2.07 Total Land Value: 31,050 Market: 0 Agricultural: 0 Common: 31,050 PRINTED 09/03/2025 BY SYS