LOT 120 HI-DRI ACRES UNIT 2 EX .
ADDT'L RD R/W DESC IN WD 1508-25

HESTER HARVEY/HESTER KETRINA ANN
321 SW BEDROCK ST
LAKE CITY, FL 32024

2025

15-5S-16-03626-120

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

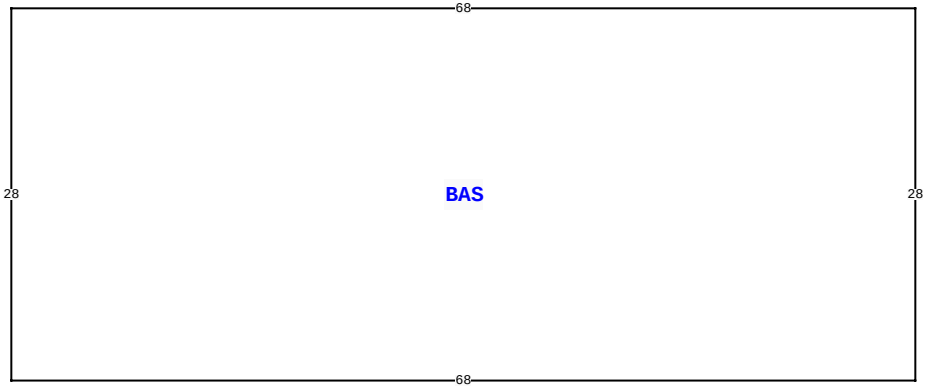
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	1,904	100		1,904	53,282
TOTALS	1,904			1,904	53,282

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,904	116.6000	69.96	133,204	2000	2000	0	0	0	60.00	40.00

2 MOBILE HME 100% - 2016 Heated Area: 1904 HX Base Yr 2016



321 SW BEDROCK ST, 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		53,282
TOTAL MARKET OB/XF VALUE		11,320
TOTAL LAND VALUE - MARKET		19,460
TOTAL MARKET VALUE		84,062
SOH/AGL Deduction		25,258
ASSESSED VALUE		58,804
TOTAL EXEMPTION VALUE	HX HB SX	58,804
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		84,062
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		73,178

XFOB:1:1: GUERDON M H

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17332	M H	125	08/16/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1297/1281	7/01/2015	WD	U	I	12	42,900
GRANTOR: SECRETARY OF HOUSING						
GRANTEE: HARVEY & KETRINA AN						
1285/0177	7/21/2014	WD	U	I	12	103,500
GRANTOR: NATIONSTAR MORTGAGE L						
GRANTEE: SECRETARY OF HOUSIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W68 S28 E68 N28$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2000	2000	3	100	1,200	
2	0296	SHED METAL	0	100	10	14	140.00	UT	5.00	5.00	60	2000	2000	3	60	420	
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	1,600.00	1,600.00	50	2007	2007	3	50	800	
5	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	200	
6	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	500	
7	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 11,320

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	1.39	AC		1.00	1.00	1.00	14,000.00	14,000.00	19,460							

REVIEW DATE 10/03/2019 BY BC Total Acres: 1.39 Total Land Value: 19,460 Market: 0 Agricultural: 0 Common: 19,460 PRINTED 08/25/2025 BY SYS