

LOT 121 HI-DRI ACRES UNIT 2.
443-50, 637-488, 639-1, 774-370,

GROSS BENJAMIN A/GROSS SHELLY J
351 SW KESTREL WAY
LAKE CITY, FL 32024

2026

15-5S-16-03626-121



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality	03	03
DOR CODE	0200MOBILE HOME	
MAP NUM		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	6,525
BAS	600	100		600	10,874
UCP	240	20		48	870
UOP	128	25		32	580
TOTALS	1,328			1,040	18,849

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0296	SHED METAL	0	0	0	0	1.00	UT	0.00
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0200	C	MBL HM	0			0.00	0.00	1.16

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,040	75.5100	45.31	47,122	1973	1973	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0

Heated Area: 960

HX Base Yr

BAS

UCP

BAS

UOP

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025
INC DATE		AG DATE	MLU
351 SW KESTREL WAY, LAKE CITY			

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		18,849	
TOTAL MARKET OB/XF VALUE		4,600	
TOTAL LAND VALUE - MARKET		16,240	
TOTAL MARKET VALUE		39,689	
SOH/AGL Deduction		7,083	
ASSESSED VALUE		32,606	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		32,606	
TOTAL JUST VALUE		39,689	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		39,689	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1390/1722	8/05/2019	WD	U	I	34	26,000
GRANTOR: DEBORAH A ROBERT						
GRANTEE: BENJAMIN A & SHELLY						
1289/1667	2/20/2015	CD	U	I	40	26,000
GRANTOR: DEBORAH A ROBERT						
GRANTEE: BENJAMIN A & SHELLY						

BUILDING NOTES									

BUILDING DIMENSIONS									
UCP= N12 W20 S12 E20\$ BAS= W20 BAS= N12 W30 S12 E30\$ W30S12 E34 UOP= S8 E16 N8 W16\$ E16 N12\$.									