LOT 21 FIVE POINTS ACRES S/D.
442-728, 657-211, 718-302, 790-1

WHETSTONE LYDIA GRACE
235 NE DIANA TER
LAKE CITY, FL 32055

2026

17-3S-17-04967-021

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	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
Quality	05	05

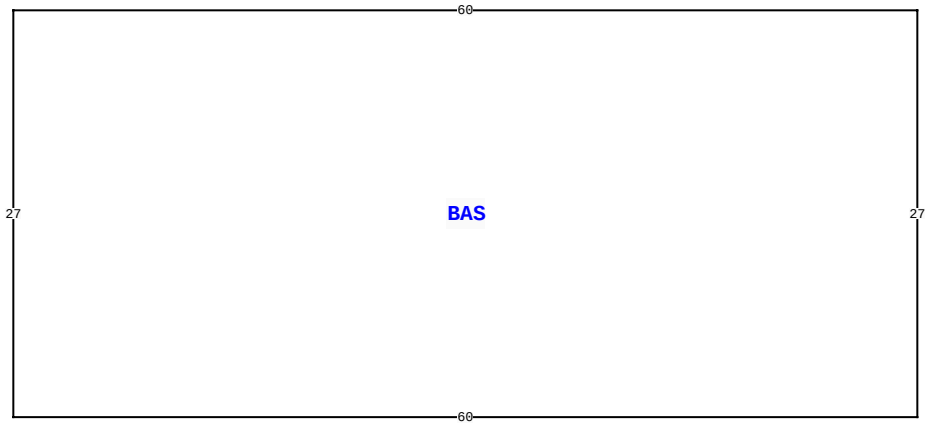
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	17317.010	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100		1,620	98,750
TOTALS	1,620			1,620	98,750

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,620	117.9000	110.83	179,545	2004	2004	0	0	0	45.00	55.00

2 MANUF 1 100% - 2020 Heated Area: 1620 HX Base Yr 2020



235 NE DIANA TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		98,750
TOTAL MARKET OB/XF VALUE		10,322
TOTAL LAND VALUE - MARKET		8,200
TOTAL MARKET VALUE		117,272
SOH/AGL Deduction		40,089
ASSESSED VALUE		77,183
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		26,461
TOTAL JUST VALUE		117,272
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		117,272

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37577	M H	720	12/28/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1334/2544	4/18/2017	QC	U	V	11	7,000
GRANTOR: A H STEVENS						
GRANTEE: LYDIA GRACE WHETSTO						
1326/0388	11/21/2016	TD	U	I	18	4,800
GRANTOR: CLERK OF COURT						
GRANTEE: A H STEVENS						

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	0261	PRCH, UOP	0	100	12	21	252.00	UT	7.00	7.00	100	2019	2019	3	100	1,764	
2	0261	PRCH, UOP	0	100	10	10	100.00	UT	7.00	7.00	100	2019	2019	3	100	700	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0070	CARPORT UF	0	100	13	22	286.00	UT	3.00	3.00	100	2019	2019	3	100	858	

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S27 E60 N27$.

LAND DESCRIPTION

TOTAL OB/XF 10,322

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		A-1	0.00	0.00	1.03	AC		1.00	1.00	1.00	8,000.00	8,000.00	8,200							

REVIEW DATE 01/24/2019 BY DF Total Acres: 1.03 Total Land Value: 8,200 Market: 0 Agricultural: 0 Common: 8,200 PRINTED 09/19/2025 BY SYS