COMM NW COR, RUN E 496 FT, S 25.
S R/W NASH RD FOR POB, CONT S 40
S 61 DG E 269.49 FT, N 29 DEG W

COURSON TAMMY I
153 NW CASTERLINE GLN
LAKE CITY, FL 32055

2026

20-3S-16-02193-001

BUILDING CHARACTERISTICS

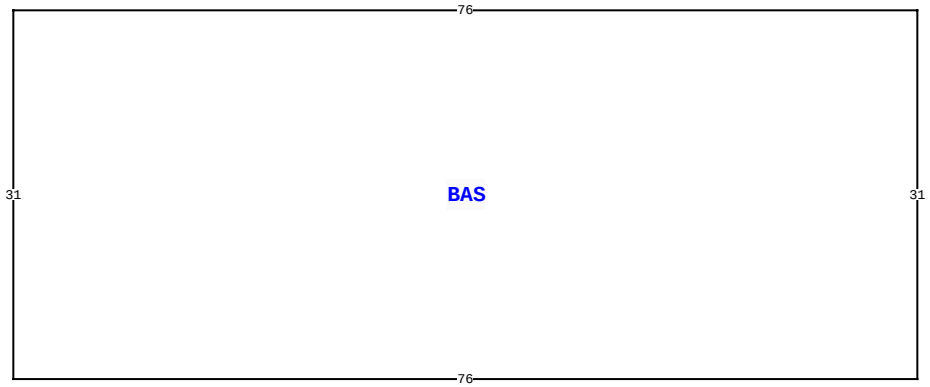
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 80
Exterior Wall	31	VINYL SID 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	20316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,356	100		2,356	162,324
TOTALS	2,356			2,356	162,324

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,356	103.2300	97.04	228,626	2012	2012	0	0	0	29.00	71.00

1 MANUF 1 100% - 2001 Heated Area: 2356 HX Base Yr 2001



153 NW CASTERLINE GLN, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		162,324
TOTAL MARKET OB/XF VALUE		16,410
TOTAL LAND VALUE - MARKET		20,100
TOTAL MARKET VALUE		198,834
SOH/AGL Deduction		82,135
ASSESSED VALUE		116,699
TOTAL EXEMPTION VALUE	WX HX HB	55,722
BASE TAXABLE VALUE		60,977
TOTAL JUST VALUE		198,834
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		205,693

PERMIT NUM	DESCRIPTION	AMT	ISSUED
30572	M H	0	10/29/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1243/0523	12/08/2000	WD	Q	I	01	100
GRANTOR: MACATEE'S						
GRANTEE: COURSON'S						
0915/2356	12/08/2000	WD	Q	I		47,000
GRANTOR: MACATEE'S						
GRANTEE: COURSON'S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S31 E76 N31$.

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	0021	BARN,FR AE	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	600	
2	0120	CLFENCE 4	0	100	82	10	820.00	UT	2.50	2.50	60	1993	1993	3	60	1,230	
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	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	500	
5	0294	SHED WOOD/	0	100	10	12	120.00	UT	9.00	9.00	100	2005	2005	3	100	1,080	
6	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	1,200	
7	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	1,600	
8	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	
9	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	400	
10	0285	SALVAGE	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	

TOTAL OB/XF 14,010

LAND DESCRIPTION

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	1.34	AC		1.00	1.00	1.00	15,000.00	15,000.00	20,100							

REVIEW DATE 05/09/2023 BY jerry Total Acres: 1.34 Total Land Value: 20,100 Market: 0 Agricultural: 0 Common: 20,100 PRINTED 10/03/2025 BY SYS

COMM NW COR, RUN E 496 FT, S 25.
S R/W NASH RD FOR POB, CONT S 40
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LAKE CITY, FL 32055

2026

20-3S-16-02193-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

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GRANTEE: COURSON'S						

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
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BUILDING NOTES

BUILDING DIMENSIONS

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
11	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	1,000	
12	0263	PRCH,USP	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	600	
13	0296	SHED METAL	0	100	0	0	1.00	UT	800.00	800.00	100	2023	2022		100	800	

LAND DESCRIPTION

TOTAL OB/XF 2,400

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

REVIEW DATE 05/09/2023 BY jerry Total Acres: 1.34 Total Land Value: 20,100 Market: 0 Agricultural: 0 Common: 20,100 PRINTED 10/03/2025 BY SYS