THE S 2.74 AC OF THE FOLLOWING
DESC: W1/2 OF W1/2 OF SE1/4 OF
SE1/4 AS LIES S OF SAL RR, EX

SEENEY RONALD CARTER
8029 FREE AVE
JACKSONVILLE, FL 32211

2026

21-3S-16-02231-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9901	AC/XFOB	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	21316.050 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

303 NW SATURN LN, 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: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	7,880
TOTAL LAND VALUE - MARKET	41,100
TOTAL MARKET VALUE	48,980
SOH/AGL Deduction	2,976
ASSESSED VALUE	46,004
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	46,004
TOTAL JUST VALUE	48,980
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	48,980

SALE:3:1: PROBATE FILE 91-379-CP
XFOB:1:1: GREAT LAKES M H
SALE:1:1: NO SALE
BLDG:1:1: GREAT LAKES MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1219/1141	8/05/2011	PR	U	I	11	100
GRANTOR: MARY LEE WESTBERRY (S						
GRANTEE: RONALD CARTER SEENE						
1219/1144	5/05/2011	WD	U	I	11	5,000
GRANTOR: MARY LEE WESTBERRY						
GRANTEE: RONALD CARTER SEENE						

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
1	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	180	
2	0080	DECKING	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	
5	0285	SALVAGE	0	0	0	0	1.00	UT	500.00	500.00	100	2023	2022		100	500	

LAND DESCRIPTION

TOTAL OB/XF 7,880

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	0102	C	SFR/MH	0		A-1	0.00	0.00	2.74	AC		1.00	1.00	1.00	15,000.00	15,000.00	41,100							

REVIEW DATE 02/08/2023 BY KS Total Acres: 2.74 Total Land Value: 41,100 Market: 0 Agricultural: 0 Common: 41,100 PRINTED 11/11/2025 BY SYS