

LOT 2 PINE RIDGE S/D.
WD 1036-954, WD 1088-1751, WD 12

KARI CASSANDRA CELEST/HESTER TIMOTHY CAMERON
319 NW STARLING TER
LAKE CITY, FL 32055

2026

21-3S-16-02240-002

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200MOBILE HOME	
MAP NUM	MKT AREA	01
NEIGHBORHOOD/LOC	21316.030 1.00/	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0202	02	1,566	113.5000	112.36	175,956	2022	2022	0	0	5.00	95.00
2 MANUF 2		100% - 2025				Heated Area: 1566			HX Base Yr 2024		
27 58 27 BAS 2025 58											
				BLD DATE				LGL DATE			
								04/08/2025 MLU			

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,566	100	2025	1,566	167,158
TOTALS	1,566			1,566	167,158

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0296	SHED METAL	0 100	0	0	1.00	UT	0.00	0.00	100	2008
2	0169	FENCE/WOOD	0 100	0	0	1.00	UT	0.00	0.00	100	2014
3	9947	Septic	0 100	0	0	1.00	UT	3,000.00	3,000.00	100	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0200	C	MBL HM	100		RSF/M	72.00	243.00	1.00	LT	1.00

TOTAL OB/XF											
3,500											
TOT	DPH	%	TOT	UNIT	ADJ	UNIT	ADJ	UNIT	ADJ	UNIT	ADJ
1.00	1.00	1.50	22,000.00	33,000.00	33,000						

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		167,158	
TOTAL MARKET OB/XF VALUE		3,500	
TOTAL LAND VALUE - MARKET		33,000	
TOTAL MARKET VALUE		203,658	
SOH/AGL Deduction		5,739	
ASSESSED VALUE		197,919	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		147,197	
TOTAL JUST VALUE		203,658	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		207,177	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048476	Mobile Home		10/23/2023

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD
1501/1776	10/24/2023	WD U	I	I	30
GRANTOR: JAKUBOWYCZ MICHAEL JA					
GRANTEE: KARI CASSANDRA CELE					
1356/2317	3/23/2018	WD Q	I	I	01
GRANTOR: THOMAS G & SUSAN G WI					
GRANTEE: MICHAEL JAMES JAKUB					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2025;ORIG=18,12] E58 S27 W58 N27 \$											