

COMM AT THE INT OF S R/W LINE &
THENCE N 68 DEG W ALONG R/W LINE
DEG W 426.78 FT TO POB, S 467.97

PASTERNAK SAMANTHA/PASTERNAK ADAM
2904 SE COUNTY ROAD 252
LAKE CITY, FL 32025

2026

22-4S-17-08665-006



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	04	04			
DOR CODE	0200	MOBILE HOME			
MAP NUM		MKT AREA		02	
NEIGHBORHOOD/LOC	22417.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	2024	1,512	73,530
TOTALS	1,512			1,512	73,530

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0200	02	1,512	107.8250	88.42	133,691	1995	1995	0	0	45.00	55.00
1 MANUF 1		100% - 2024		Heated Area: 1512				HX Base Yr 2024			
BAS 2024											

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1		3		
VALUATION SUMMARY								
VALUATION BY				STANDARD				
Tax Group: 3				Tax Dist:				
BUILDING MARKET VALUE				73,530				
TOTAL MARKET OB/XF VALUE				8,800				
TOTAL LAND VALUE - MARKET				54,800				
TOTAL MARKET VALUE				137,130				
SOH/AGL Deduction				0				
ASSESSED VALUE				137,130				
TOTAL EXEMPTION VALUE				HX HB		50,722		
BASE TAXABLE VALUE				86,408				
TOTAL JUST VALUE				137,130				
NCON VALUE				0				
INCOME VALUE								
PREVIOUS YEAR MKT VALUE				137,130				
PERMIT NUM		DESCRIPTION			AMT		ISSUED	
000046920		Mobile Home					04/10/2023	
SALES DATA								
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE
1483/2387		2/01/2023		WD	U	V	11	100
GRANTOR: WINDHAM JOHN G								
GRANTEE: PASTERNAK SAMANTHA								
BUILDING NOTES								

EXTRA FEATURES					
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS
1	9945	Well/Sept	0 100	0 0	1.00
2	0296	SHED METAL	0 100	0 0	1.00

2904 SE COUNTY ROAD 252, LAKE CITY					INC DATE				AG DATE			
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES		
1.00	UT	7,000.00	7,000.00	100	2024	2023		100	7,000			
1.00	UT	1,800.00	1,800.00	100	2024	2023		100	1,800			

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	0200	C	MBL HM	100	

TOTAL OB/XF											
TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY
5.48	AC		1.00	1.00	1.00	10,000.00	10,000.00	54,800			