

KARTNER RANDY/KARTNER MISTY
5944 SE COUNTY ROAD 252
LAKE CITY, FL 32025

30-4S-18-10513-006

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall031VINYL SID 100

Exterior Wall00N/A 0

Roof Structure03GABLE/HIP 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floor13LAM/VNLPLK 50

Interior Floor14CARPET 50

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms3 100

Bathrooms2 100

Frame Stories Units011. 100
0 100

Condition Adj Kitchen Adj0303 100
0101 100

Quality0505

DOR CODE0200MOBILE HOME

MAP NUMMKT AREA04

NEIGHBORHOOD/LOC1418.001.00/

AREATYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BAS2,0361002,036223,317

TOTALS2,0362,036223,317

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0203022,036114.5000117.94240,126202120210007.0093.00

1MANUF3100%-2026Heated Area: 2036HX Base Yr 2026

Basement Area Diagram:
A rectangle labeled "BAS" with dimensions 70' x 30'. The left wall has a height of 14' and a base of 4'. The bottom wall has a length of 66'.

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 3Tax Dist:

BUILDING MARKET VALUE223,317

TOTAL MARKET OB/XF VALUE8,700

TOTAL LAND VALUE - MARKET70,140

TOTAL MARKET VALUE302,157

SOH/AGL Deduction0

ASSESSED VALUE302,157

TOTAL EXEMPTION VALUEHX HB VX55,722

BASE TAXABLE VALUE246,435

TOTAL JUST VALUE302,157

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE308,933

PERMIT NUMDESCRIPTIONAMTISSUED

39604MH004/15/2020

28515MH57404/28/2010

SALES DATA

OFF RECORD NumberDATETYPEINSTQ / U V / I RSN CD SALE PRICE

1551/73310/01/2025WDUII11100

GRANTOR: KATNER FRANK

GRANTEE: KATNER RANDY

1549/21219/11/2025WDQII01375,000

GRANTOR: ADER LINK FAMILY REVO

GRANTEE: KARTNER RANDY

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=80,20] W70 S14 E4 S16 E66 N30 \$

EXTRA FEATURES

5944 SE COUNTRY ROAD 252 , LAKE CITY

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

04/11/2025MLU

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10060CARPORT F0100001.00UT0.000.00100201920193100900

20166CONC, PAVMT0100001.00UT0.000.00100201920193100800

39945Well/Sept0100001.00UT7,000.007,000.0010031007,000

TOTAL OB/XF8,700

LAND DESCRIPTION

TOTAL OB/XF8,700

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPHT FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

10200CMBL HM100A-10.000.0010.02AC1.001.001.007,000.007,000.0070,140

REVIEW DATE10/02/2025BYTPTotal Acres: 10.02Total Land Value: 70,140Market: 0Agricultural: 0Common: 70,140PRINTED 11/18/2025 BY SYS