COMM NW COR OF SEC, S 433.96 FT
S 213.60 FT, E 1071.21 FT, N 214
1081.52 FT TO POB.

CASTAGNA HOLLY RANAE
639 SW HUNTER RD
LAKE CITY, FL 32024

2026

31-3S-16-02415-004

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

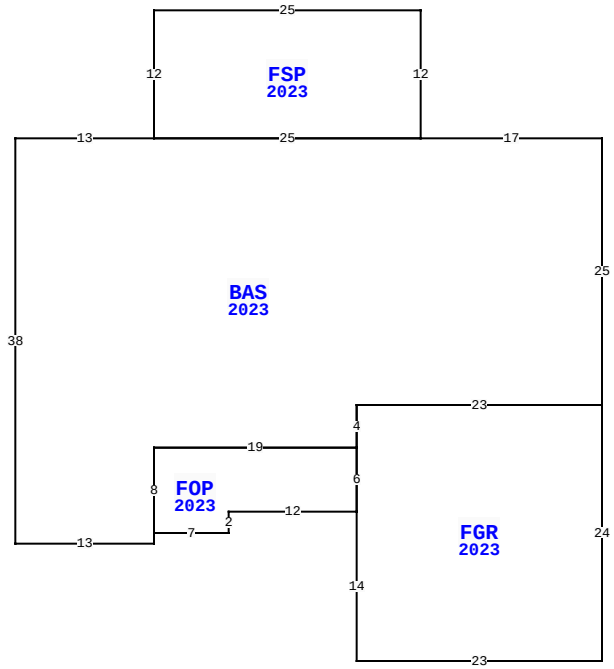
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	31316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100	2023	1,620	249,209
FGR	552	55	2023	304	46,765
FOP	128	35	2023	45	6,923
FSP	300	40	2023	120	18,460
TOTALS	2,600			2,089	321,356

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	02	2,089	141.6000	158.59	331,295	2022	2022	0	0	0	3.00	97.00

1 SINGLE FAM 100% - 2023 Heated Area: 1620 HX Base Yr 2023



639 SW HUNTER RD, 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: 3	Tax Dist:	
BUILDING MARKET VALUE		321,356
TOTAL MARKET OB/XF VALUE		14,420
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		390,776
SOH/AGL Deduction		23,583
ASSESSED VALUE		367,193
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		316,471
TOTAL JUST VALUE		390,776
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		394,089

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043794	Storage Building	4,001	02/28/2022
000043511	New Residential C	140,000	01/12/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1452/737	8/31/2021	WD	U	V	11	100

GRANTOR: CASTAGNA JERRY J

GRANTEE: CASTAGNA HOLLY RANA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=50,11] S38 E13 N1 N8 E19 N4 E23 N25 W17 W25 W13 $
FGR=[YR=2023;ORIG=82,36] S4 S6 S14 E23 N24 W23 $
FSP=[YR=2023;ORIG=63,-1] E25 S12 W25 N12 $
FOP=[YR=2023;ORIG=63,40] S8 E7 N2 E12 N6 W19 $
.

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	0030	BARN,MT	0	100	24	25	1.00	UT	12,500.00	12,500.00	100	2023	2022		100	12,500	
2	0166	CONC,PAVMT	0	100	0	0	640.00	UT	3.00	3.00	100	2023	2022		100	1,920	

LAND DESCRIPTION

TOTAL OB/XF 14,420

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	0100	C	SFR	100			0.00	0.00	5.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	55,000							

REVIEW DATE 07/17/2023 BY KS Total Acres: 5.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 10/10/2025 BY SYS