(AKA LOT 22 PINE ACRES UNREC). C
OF SE1/4, RUN E 248.36 FT, N 285
POB, CONT N 582.65 FT TO C/L OF

GONZALEZ YASSEL MORENO
322 SW CANTALOUPE AVE
LAKE CITY, FL 32024

2026

31-5S-16-03744-322

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

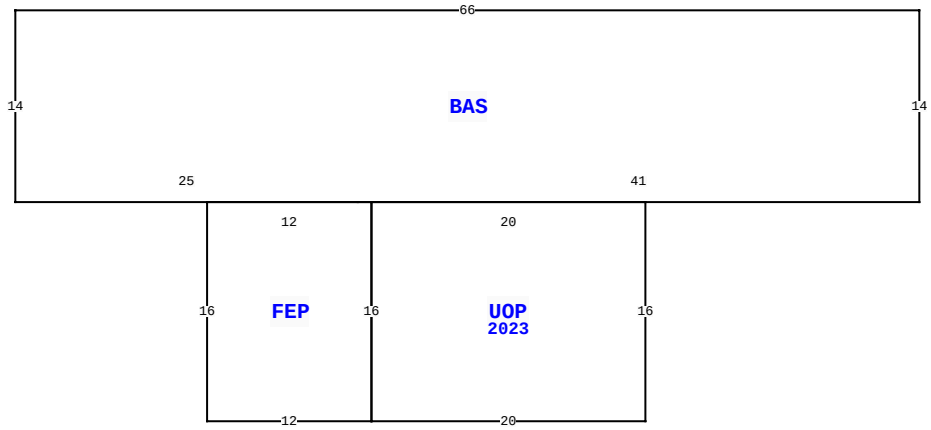
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	0	0 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	31516.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	47,842
FEP	192	85		163	8,440
UOP	320	25	2023	80	4,142
TOTALS	1,436			1,167	60,424

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	1,167	114.8000	94.14	109,861	1986	1986	0	0	0	45.00	55.00

1 MANUF 1 100% - 2023 Heated Area: 924 HX Base Yr 2023



322 SW CANTALOUPE AVE, 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		60,424
TOTAL MARKET OB/XF VALUE		10,400
TOTAL LAND VALUE - MARKET		98,610
TOTAL MARKET VALUE		82,950
SOH/AGL Deduction		9,044
ASSESSED VALUE		73,906
TOTAL EXEMPTION VALUE	HX HB	48,906
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		169,434
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		169,434

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1554/821	11/13/2025	WD	Q	I	01	300,000
GRANTOR: ROJAS YOSVANY						
GRANTEE: GONZALEZ YASSEL MOR						
1478/1735	10/27/2022	WD	Q	I	01	180,000
GRANTOR: PEREZ MARISOL						
GRANTEE: ROJAS YOSVANY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W66 S14 E25 E41 N14 $
FEP=[ORIG=-52,14] S16 E12 N16 W12 $
UOP=[YR=2023;ORIG=-20,14] W20 S16 E20 N16 $
.

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	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	600	
2	0020	BARN,FR	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,200	
3	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	400	
4	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	
5	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
6	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2020	2020	3	100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 10,400

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	0200	C	MBL HM	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	9,500							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	9.38	AC		1.00	1.00	1.00	280.00	280.00	2,626							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	9.38	AC		1.00	1.00	1.00	9,500.00	9,500.00	89,110							

REVIEW DATE 02/07/2023 BY CP Total Acres: 10.38 Total Land Value: 12,126 Market: 89,110 Agricultural: 2,626 Common: 9,500 PRINTED 11/19/2025 BY SYS