

LOT 1 PLEASANT ACRES S/D.
924-925, 963-2410, WD 1317-305,

LOCASTRO THOMAS JOHN
185 SW GRANT LN
LAKE CITY, FL 32024

2026

32-5S-17-09477-201



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	14	PREFIN MT 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	4	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	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	32517.020	1.00/

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0203	02	2,052	117.5000	121.02	248,333	2022	2022	0	0	5.00	95.00
1 MANUF 3		100% - 2024			Heated Area: 2052				HX Base Yr 2024		
27 76 27 76 BAS 2023											

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,052	100	2023	2,052	235,916
TOTALS	2,052			2,052	235,916

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	9945	Well/Sept	0	100	0	0		1.00	UT 7,000.00	100	2023
2	0190	FPLC PF	0	100	0	0		1.00	UT 1,200.00	100	2023

185 SW GRANT GLN, LAKE CITY				BLD DATE		LGL DATE	
				XF DATE		LAND DATE	
				INC DATE		AG DATE	
				05/20/2024		MLU	

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		235,916	
TOTAL MARKET OB/XF VALUE		8,200	
TOTAL LAND VALUE - MARKET		50,070	
TOTAL MARKET VALUE		294,186	
SOH/AGL Deduction		0	
ASSESSED VALUE		294,186	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		243,464	
TOTAL JUST VALUE		294,186	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		299,153	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044241	Mobile Home		04/22/2022
19515	M H	125	05/06/2002
13965	M H	125	05/04/1998
9641	M H	125	04/25/1995
6467	M H	60	10/07/1992

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1387/1985	6/24/2019	QC	U	V	11	100	
GRANTOR: ANN C GUINTA							
GRANTEE: ANN C GUINTA & THOM							
1366/1793	8/09/2018	WD	Q	V	01	29,500	
GRANTOR: HERBERTO & GARY SEVER							
GRANTEE: ANN C GUINTA							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2023;ORIG=21,14] E76 S27 W76 N27 \$											

LAND DESCRIPTION										TOTAL OB/XF										8,200									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	5.01	AC		1.00	1.00	1.00	10,000.00	10,000.00	50,070												