LOT 12 BLOCK B WEST LAKE CITY HI

WD 982-125, WD 1012-2057, WD 115

HERNANDEZ-BENITEZ JAUN C
306 NW ASTOR WAY
LAKE CITY, FL 32055

2026

34-3S-16-02516-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

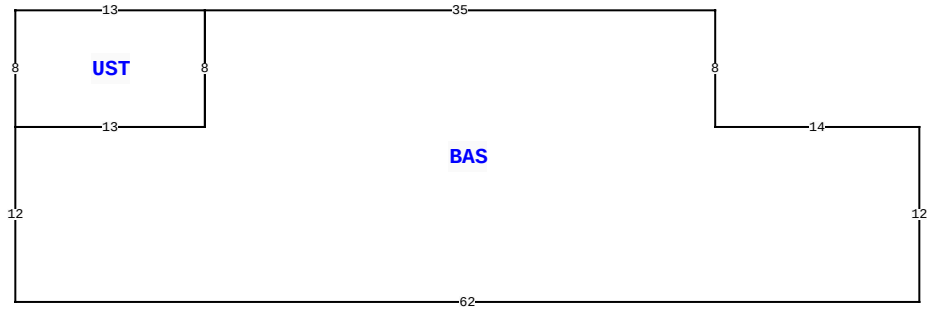
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	34316.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,024	100		1,024	14,729
UST	104	45		47	676
TOTALS	1,128			1,071	15,405

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,071	59.9250	35.96	38,513	1969	1969	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2024 Heated Area: 1024 HX Base Yr



304 NW ASTOR WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	15,405
TOTAL MARKET OB/XF VALUE	7,300
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	41,205
SOH/AGL Deduction	0
ASSESSED VALUE	41,205
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	41,205
TOTAL JUST VALUE	41,205
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	41,205

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045491	Electrical Servic	0	09/19/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1483/661	1/19/2023	WD	Q	I	01	40,000
GRANTOR: JONES FAMILY LIVING T						
GRANTEE: HERNANDEZ-BENITEZ J						
1158/2152	9/18/2008	WD	Q	I		205,000
GRANTOR: CHRISTY & VINCENT SKE						
GRANTEE: JONES FAMILY LIVING						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 N8 W35 UST= W13 S8 E13 N8$ S8 W13 S12 E62 N12$.

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	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	300	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,300

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	0102	C	SFR/MH	0		RSF/MH	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 05/31/2023 BY KS Total Acres: 0.96 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 10/03/2025 BY SYS