COMM AT SW COR OF NE1/4 OF
NW1/4, RUN N 49.75 FT TO N R/W
LINE OF SCL RR, RUN E 30 FT

FOSTER LEILA BELL/FOSTER NICOLE MICHELLE
385 NE KINGSTON LN
LAKE CITY, FL 32055

2026

35-3S-17-07305-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

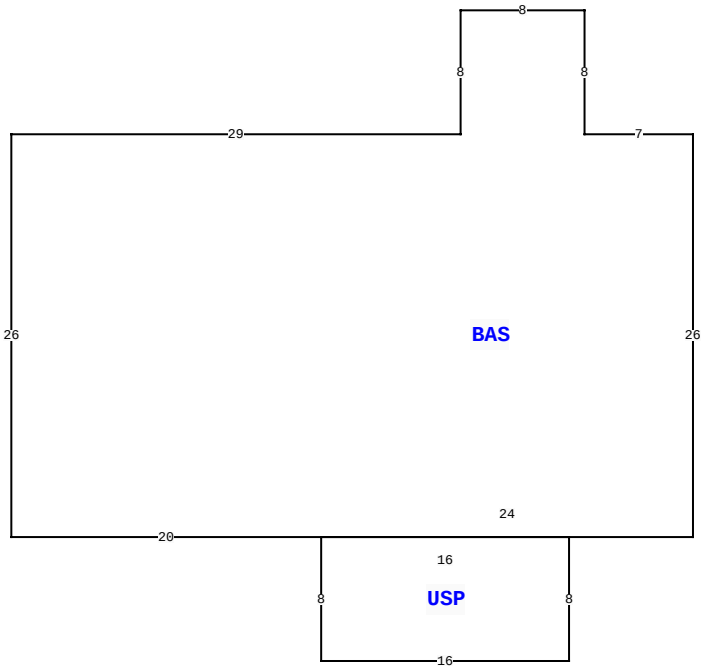
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 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 06
NEIGHBORHOOD/LOC	35317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,208	100		1,208	33,312
USP	128	35		45	1,241
TOTALS	1,336			1,253	34,553

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,253	114.9000	68.94	86,382	1994	1994	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2000 Heated Area: 1208 HX Base Yr 2000



385 NE KINGSTON LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		34,553
TOTAL MARKET OB/XF VALUE		8,450
TOTAL LAND VALUE - MARKET		5,120
TOTAL MARKET VALUE		48,123
SOH/AGL Deduction		20,258
ASSESSED VALUE		27,865
TOTAL EXEMPTION VALUE	HX HB WX	27,865
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		48,123
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		48,123

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054361	Electrical Servic		10/30/2025
000052815	Electrical Servic		04/03/2025
8076	M H	125	02/17/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0414/0019	10/11/1978	WD	Q	V	01	54
GRANTOR: GEORGE FOSTER & LELIA						
GRANTEE: LEILA BELL FOSTER &						
0225/0109	8/11/1967	WD	Q	V	01	54
GRANTOR: KATIE PATTERSON & HAR						
GRANTEE: SAM SANDERS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W7 N8 W8 S8 W29 S26 E20 USP= S8 E16 N8 W16$ E24 N26$.

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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	400	
2	0297	SHED CONCR	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	750	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 8,450

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	100			0.00	0.00	20,482.00	SF		1.00	1.00	1.00	0.25	0.25	5,120							

REVIEW DATE 05/30/2025 BY TW Total Acres: 0.47 Total Land Value: 5,120 Market: 0 Agricultural: 0 Common: 5,120 PRINTED 11/19/2025 BY SYS