

LOTS 18, 19, 20 & 21 UNIT 7 THRE  
ESTATES. ALSO, THAT CERTAIN ROAD  
ALLEY IN UNIT 7 DESC AS: BEG AT

ESPENSHIP JACQUELINE  
352 SW PRAIRIE STREET  
LAKE CITY, FL 32024

**2026**

00-00-00-00642-018  
00-00-00-00642-018

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 70	
Exterior Wall	15	CONC BLOCK 30	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	14	PREFIN MT 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	07	CORK/VTILE 100	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		2 100	
Frame	01	NONE 100	
Stories	1.	1. 100	
Architectural Units	05	CONV 100	
Condition Adj	03	03 100	
Kitchen Adjus	01	01 100	
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	100000.07	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,304	100	
FOP	288	30	
UOP	864	20	
UST	1,728	45	
TOTALS	5,184		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,341	105.6400	118.32	395,307	1958	1958	0	0	35.00	65.00
1 SINGLE FAM 0% - 0 Heated Area: 2304 HX Base Yr											

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			256,950
TOTAL MARKET OB/XF VALUE			5,025
TOTAL LAND VALUE - MARKET			125,675
TOTAL MARKET VALUE			387,650
SOH/AGL Deduction			0
ASSESSED VALUE			387,650
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			387,650
TOTAL JUST VALUE			387,650
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			381,650
LAND:1:2: ADJ 3 FOR WIDER LOT			
LAND:1:1: LOTS 20 & 21, UNIT 7, THREE RIVERS ESTAT			
LAND:2:1: LOTS 18 & 19, UNIT 7, THREE RIVERS ESTAT			

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1253/0353	5/22/2013	WD U	I	I	30	100
GRANTOR: D B ESPENSHIP 111						
GRANTEE: JACQUELINE ESPENSHI						
1250/1366	3/01/2013	WD U	I	I	11	100
GRANTOR: BROOK E BASS (UNDIV 1						
GRANTEE: D B ESPENSHIP III						

EXTRA FEATURES															
L N	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	0070	CARPORT UF	0	0 20 24	480.00	UT	2.00	2.00	50	1993	1993	3	50	480	
2	0084	DOCK-RIVER	0	0 2 100	200.00	UT	14.50	14.50	100	2006	2006	3	40	1,160	
3	0166	CONC,PAVMT	0	0 0 0	1.00	UT	0.00	0.00	100	2016	2016	3	100	200	
4	0060	CARPORT F	0	0 26 35	910.00	UT	3.50	3.50	100	2016	2016	3	100	3,185	

BUILDING NOTES			
BLD DATE			
XF DATE			
INC DATE			
LGL DATE		04/14/2026 MLU	
LAND DATE			
AG DATE			

BUILDING DIMENSIONS			
BAS=[ORIG=0,0] W72 S30 E48 S6 E24 N36 \$			
UST=[ORIG=0,-30] N36 W48 S36 E48 \$			
UOP=[ORIG=0,0] N12 W72 S12 E72 \$			
FOP=[ORIG=-72,30] S6 E48 N6 W48 \$			

LAND DESCRIPTION																								
TOTAL OB/XF 5,025																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0020	C	VAC/WATER	0		A-1	0.00	0.00	142.00	FF		1.00	1.00	0.75	950.00	712.50	101,175							
2	0000	C	VAC RES	0		A-1	0.00	0.00	2.00	LT		1.00	1.00	0.50	24,000.00	12,000.00	24,000							
3	9400	C	RIGHTOFWAY	0		00	0.00	0.00	1.00	UT		1.00	1.00	1.00	500.00	500.00	500							