E1/2 OF W1/2 OF N1/2 OF NE1/4 OF
ORB 413-516, LIFE EST 1208-2060,

LASTINGER CARRIE LEE
352 NW BREEZE GLN
LAKE CITY, FL 32055

2027

01-3S-16-01901-006

BUILDING CHARACTERISTICS

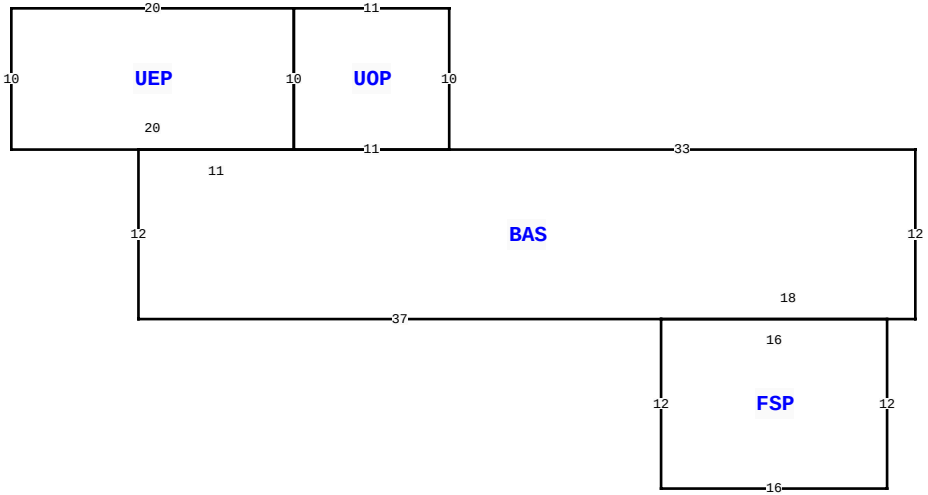
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	02	SHED 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0202	MOBILE HOME/M HOME
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	1316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	660	100		660	17,091
FSP	192	40		77	1,994
UEP	200	70		140	3,626
UOP	110	25		28	725
TOTALS	1,162			905	23,436

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	905	107.9000	64.74	58,590	1980	1980	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2021 Heated Area: 660 HX Base Yr



352 NW BREEZE GLN, LAKE CITY

BLD DATE		LGL DATE	05/11/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	41,161
TOTAL MARKET OB/XF VALUE	11,522
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	97,683
SOH/AGL Deduction	17,427
ASSESSED VALUE	80,256
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	80,256
TOTAL JUST VALUE	97,683
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	97,683

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1570/2672	6/11/2026	QC	U	I	11	100
GRANTOR: FLORIDA HOLDING TRUST						
GRANTEE: LASTINGER CARRIE LE						
1407/0683	3/05/2020	LE	U	I	14	100
GRANTOR: FLORIDA HOLDINGS TRUS						
GRANTEE: JAMES GREGORY LASTI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W33 UOP= N10 W11 S10 E11$ W11 UEP= N10 W20 S10 E20$ W11 S12 E37 FSP= S12 E16N12 W16$ E18 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	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	
2	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
3	0296	SHED METAL	0	0	8	12	96.00	UT	11.00	11.00	40	2009	2009	3	40	422	
4	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	
6	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
7	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	
8	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 11,522

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		A-1	0.00	0.00	4.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	36,000							
2	0102	C	SFR/MH	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	9,000							

REVIEW DATE 05/04/2023 BY JB Total Acres: 5.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 11/17/2026 BY SYS

E1/2 OF W1/2 OF N1/2 OF NE1/4 OF
ORB 413-516, LIFE EST 1208-2060,

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BUILDING CHARACTERISTICS

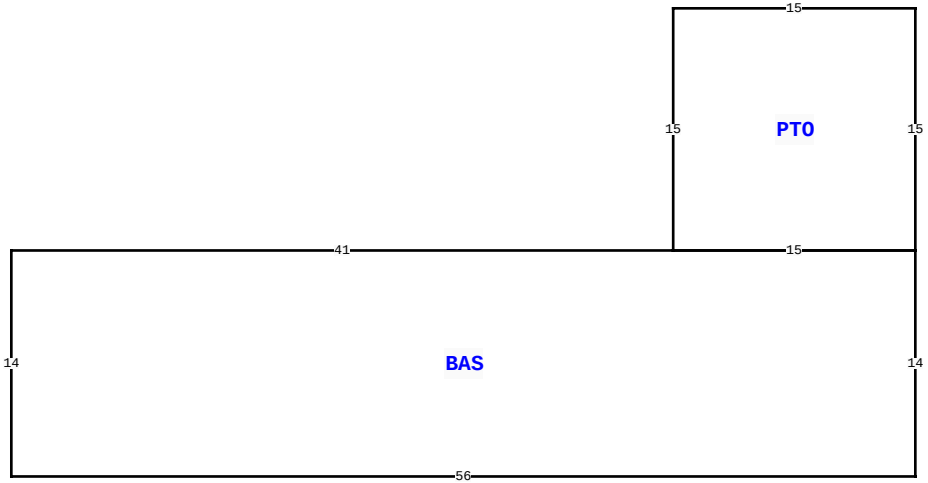
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0202	MOBILE HOME/M HOME
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	1316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	784	100		784	17,480
PTO	225	5		11	245
TOTALS	1,009			795	17,725

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	795	92.9000	55.74	44,313	1983	1983	0	0	0	60.00	40.00

2 MOBILE HME 0% - 2021 Heated Area: 784 HX Base Yr



352 NW BREEZE GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 MLU
INC DATE		AG DATE	

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

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 — 3

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BASE TAXABLE VALUE	80,256
TOTAL JUST VALUE	97,683
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	97,683

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GRANTOR: FLORIDA HOLDING TRUST						
GRANTEE: LASTINGER CARRIE LE						
1407/0683	3/05/2020	LE	U	I	14	100
GRANTOR: FLORIDA HOLDINGS TRUS						
GRANTEE: JAMES GREGORY LASTI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W41 S14 E56 N14 PTO= N15 W15 S15 E15$ W15$.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 05/04/2023 BY JB Total Acres: 5.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 11/17/2026 BY SYS