

LOT 7 ANDERSON ACRES S/D.  
879-1443, 941-391, 1002-518, 100

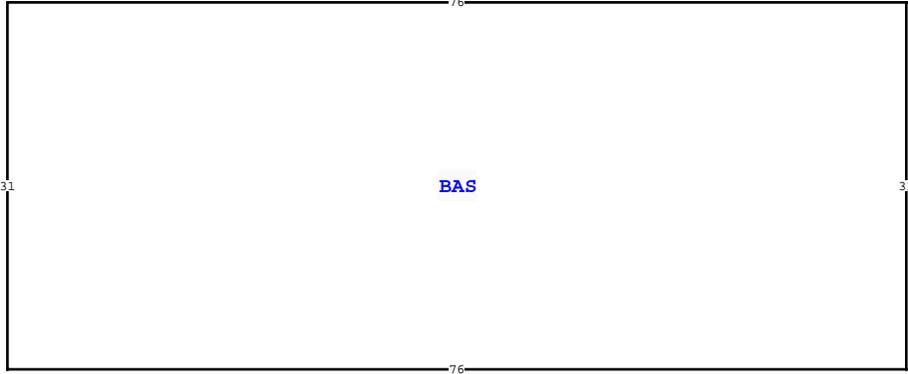
BESTOSO DUANE  
319 NW WHITLEY GLN  
LAKE CITY, FL 32055

**2026**

05-3S-17-04853-107

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	31 VINYL SID 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 90
Interior Floor	08 SHT VINYL 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	2 100
Stories	1. 1. 100
Architectural	01 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MOBILE HME	100% - 2017										
				Heated Area: 2356				HX Base Yr 2017				



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			67,627
TOTAL MARKET OB/XF VALUE			10,800
TOTAL LAND VALUE - MARKET			28,000
TOTAL MARKET VALUE			98,427
SOH/AGL Deduction			26,811
ASSESSED VALUE			71,616
TOTAL EXEMPTION VALUE	HX HB		46,616
BASE TAXABLE VALUE			25,000
TOTAL JUST VALUE			98,427
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			93,704

Quality	05 05				
DOR CODE	0200 MOBILE HOME				
MAP NUM	MKT AREA 03				
NEIGHBORHOOD/LOC	5317.0300 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,356	100		2,356	67,627
TOTALS	2,356			2,356	67,627

PERMIT NUM	DESCRIPTION	AMT	ISSUED	
18712	M H	125	09/11/2001	
SALES DATA				
OFF RECORD Number	DATE	TYPE INST	Q / V / RSN CD	SALE PRICE
1543/100	6/20/2025	QC U	I 11	100
GRANTOR: MCCRAY SHEILA WETHERI				
GRANTEE: BESTOSO DUANE L				
1027/1952	8/16/2004	WD Q	I 01	69,500
GRANTOR: HUD				
GRANTEE: DUANE BESTOSO				

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	0190	FPLC PF	0	100	0	0	UT	1,200.00	1,200.00	100	2001	2001	3	100	1,200	
2	0120	CLFENCE 4	0	100	0	0	UT	0.00	0.00	100	2010	2010	3	100	600	
3	9945	Well/Sept	0	100	0	0	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0263	PRCH, USP	0	100	0	0	UT	0.00	0.00	100	2010	2010	3	100	1,800	
5	0261	PRCH, UOP	0	100	0	0	UT	0.00	0.00	100	2010	2010	3	100	200	

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	
319 NW WHITLEY GLN, LAKE CITY			

BUILDING NOTES			
BUILDING DIMENSIONS			
BAS= W76 S31 E76 N31\$.			

LAND DESCRIPTION																								
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	0200	C	MBL HM	100		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	20,000.00	20,000.00	20,000							

TOTAL OB/XF													10,800										
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