LOT 5 COUNTRY LANDINGS S/D.
820-229, WD 1041-1867, WD 1052-1

MISTRETTA JOSEPH
203 SW CHALLENGER LN
LAKE CITY, FL 32025

2026

07-4S-17-08106-105

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	7417.0400 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

203 SW CHALLENGER LN, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	17,500
TOTAL MARKET VALUE	17,500
SOH/AGL Deduction	0
ASSESSED VALUE	17,500
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	17,500
TOTAL JUST VALUE	17,500
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	35,000

LAND:1:1: 0.75 AC. RETENTION POND ON PART OF LOT

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054876	Storage Building	35,000	01/23/2026
000054859	New Residential C	88,000	01/22/2026

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1550/1692	9/24/2025	WD	Q	V	01	10,000
GRANTOR: K & M DEVELOPMENT OF						
GRANTEE: MISTRETTA JOSEPH						
1052/1043	7/19/2005	WD	Q	V	01	100
GRANTOR: GEORGE KERCE						
GRANTEE: K & M DEVELOPMENT O						

BUILDING NOTES

BUILDING DIMENSIONS

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

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
1	0000	C	VAC RES	0		RSF-1	167.00	195.00	1.00	LT		1.00	1.00	0.50	35,000.00	17,500.00	17,500							

REVIEW DATE 04/14/2026 BY MLU Total Acres: 0.75 Total Land Value: 17,500 Market: 0 Agricultural: 0 Common: 17,500 PRINTED 05/12/2026 BY SYS