BEG NE COR SW1/4 OF SE1/4, RUN
S 323.98 FT, SW 420.32 FT, NW
855.44 FT, N 100.12 FT, E

BLAIR WESTCOTT HEATHER SUZANNE
12239 MESA VERDE TRAIL
JACKSONVILLE, FL 32223

2027

12-4S-17-08332-021

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	12417.010	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

130 SE KOSKI CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/11/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	13,350
TOTAL LAND VALUE - MARKET	88,850
TOTAL MARKET VALUE	25,813
SOH/AGL Deduction	0
ASSESSED VALUE	25,813
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	25,813
TOTAL JUST VALUE	102,200
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	102,200

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26023	M H	275	07/13/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
/	4/29/2003	WD	U	I	14	100

GRANTOR: KOSKI MAE ELLEN WILLI

GRANTEE: WESTCOTT MICHAEL T

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
1	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	300	
2	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	400	
3	0255	MBL HOME S	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	500	
4	0080	DECKING	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	200	
5	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
6	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	400	
7	9946	Well	0	0	0	0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000	
8	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	50	
9	0255	MBL HOME S	0	0	0	0	1.00	UT	500.00	500.00	100	2021	1989		100	500	

LAND DESCRIPTION

TOTAL OB/XF 13,350

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	0200	C	MBL HM	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	5,000.00	5,000.00	5,000							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	16.77	AC		1.00	1.00	1.00	445.00	445.00	7,463							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	16.77	AC		1.00	1.00	1.00	5,000.00	5,000.00	83,850							

REVIEW DATE 10/19/2023 BY RP Total Acres: 17.77 Total Land Value: 12,463 Market: 83,850 Agricultural: 7,463 Common: 5,000 PRINTED 11/17/2026 BY SYS