

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

2026

12-4S-17-08332-021



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY									
ELEMENT CD CONSTRUCTION										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND										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									
DOR CODE 5000 IMPROVED AG																				PERMIT NUM DESCRIPTION AMT ISSUED 26023 M H 275 07/13/2007									
MAP NUM MKT AREA 04																													
NEIGHBORHOOD/LOC 12417.010 1.00/																				SALES DATA OFF RECORD Number DATE TYPE INST Q / V / I / RSN CD SALE PRICE / 4/29/2003 WD U I 14 100 GRANTOR: KOSKI MAE ELLEN WILLI GRANTEE: WESTCOTT MICHAEL T									
TOTALS																				BLD DATE LGL DATE XF DATE LAND DATE 04/11/2025 MLU INC DATE AG DATE									
EXTRA FEATURES										130 SE KOSKI CT, LAKE CITY										BUILDING NOTES									
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	BUILDING DIMENSIONS												
1	0296	SHED METAL	0	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	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	400												
3	0255	MBL HOME S	0	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	500												
4	0080	DECKING	0	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	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000												
6	0296	SHED METAL	0	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	400												
7	9946	Well	0	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	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	50												
9	0255	MBL HOME S	0	0	0	0	0	1.00	UT	500.00	500.00	100	2021	1989		100	500												
TOTALS																				TOTAL OB/XF 13,350									
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	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 06/01/2026 BY SYS																													