LOT 90 HI-DRI ACRES UNIT 2.
462-42, 648-789, 824-248, WD 157

ZARECKI ALEC JR/ZARECKI DEBBY
152 SW KESTREL WAY
LAKE CITY, FL 32024

2027

15-5S-16-03626-090

BUILDING CHARACTERISTICS

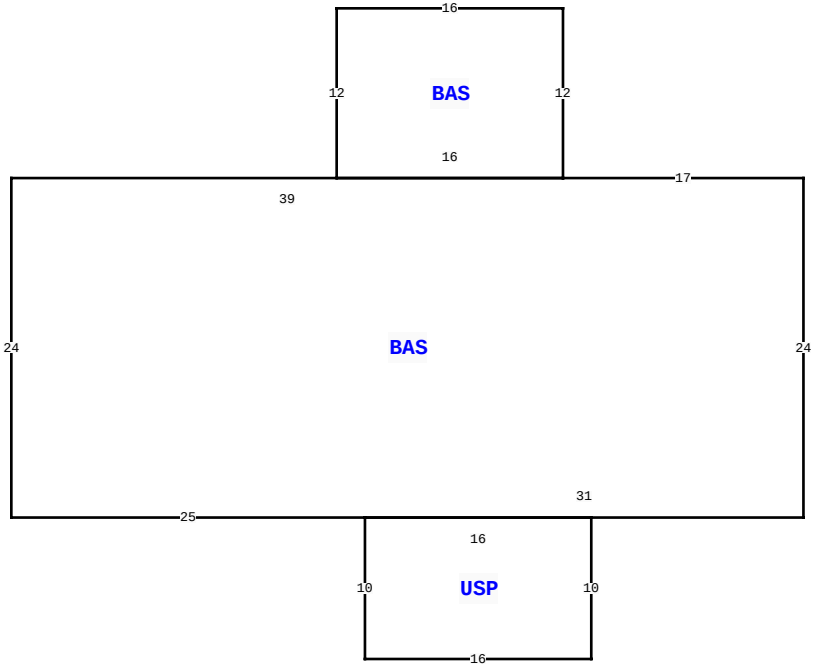
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	15516.040	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	192	100		192	3,695
BAS	1,344	100		1,344	25,861
USP	160	35		56	1,078
TOTALS	1,696			1,592	30,633

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0800	02	1,592	106.9000	64.14	102,111	1988	1988	0	0	10	60.00	30.00

1 MOBILE HME 100% - 0 Heated Area: 1536 HX Base Yr



150 SW KESTREL WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	30,633
TOTAL MARKET OB/XF VALUE	14,400
TOTAL LAND VALUE - MARKET	25,600
TOTAL MARKET VALUE	70,633
SOH/AGL Deduction	36,203
ASSESSED VALUE	34,430
TOTAL EXEMPTION VALUE	HX HB 25,000
BASE TAXABLE VALUE	9,430
TOTAL JUST VALUE	70,633
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	70,633

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20112	M H	125	11/05/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1576/2497	9/03/2026	WD	U	I	11	100
GRANTOR: ZARECKI ALEC JR						
GRANTEE: ZARECKI ALEC JR						
824/248	6/18/1996	QC	U	I	11	100
GRANTOR: ZARECKI MARSHA J						
GRANTEE: ZARECKI ALEC JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W17 BAS= N12 W16 S12 E16$ W39 S24 E25 USP= S10 E16 N10 W16$ E31 N24$.

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	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	800	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	800	
5	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
6	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	1,600	
7	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	500	
8	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 14,400

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	100			0.00	0.00	1.60	AC		1.00	1.00	1.00	16,000.00	16,000.00	25,600							

REVIEW DATE 02/10/2026 BY KS Total Acres: 1.60 Total Land Value: 25,600 Market: 0 Agricultural: 0 Common: 25,600 PRINTED 11/17/2026 BY SYS