

LOT 100 HI-DRI ACRES UNIT 2.  
594-659, 641-684, 642-657, 642-6

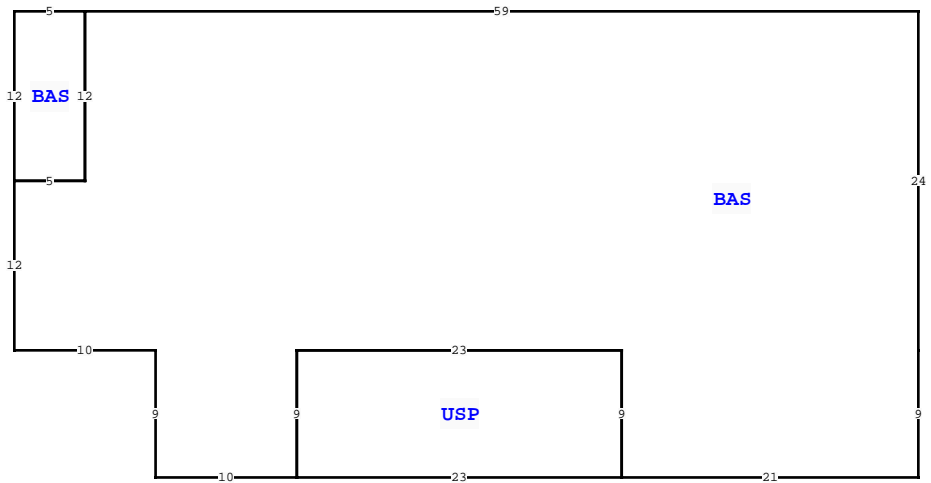
PEACH AARON  
192 SW KESTREL WAY  
LAKE CITY, FL 32024

**2026**

15-5S-16-03626-100  


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	04	PLYWOOD	100
Interior Floo	08	SHT VINYL	100
Air Condition	02	WINDOW	100
Heating Type	02	CONVECTION	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	01	01	
DOR CODE	0102 SFRES/MOBILE HOME		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	15516.040 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	60	100	
BAS	1,755	100	
USP	207	35	
TOTALS	2,022		1,887 36,004

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%	- 2023	47.70	90,010	1971	1971	0	0	60.00	40.00
Heated Area: 1815				HX Base Yr 2023							



COLUMBIA COUNTY PROPERTY		PAGE 1 of 2	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			52,446
TOTAL MARKET OB/XF VALUE			17,795
TOTAL LAND VALUE - MARKET			33,120
TOTAL MARKET VALUE			103,361
SOH/AGL Deduction			12,732
ASSESSED VALUE			90,629
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			39,218
TOTAL JUST VALUE			103,361
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			101,522

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1468/1823	6/09/2022	QC	U	I	11	100
GRANTOR: HARDESTY MABEL MARIE						
GRANTEE: PEACH AARON						
1335/2571	4/04/2017	QC	U	I	11	2,000
GRANTOR: JAMES D PROCOPIO						
GRANTEE: MABEL HARDESTY						

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	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	100	1995	1995	3	100	800	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	100	1995	1995	3	100	400	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	100			3	100	7,000	
4	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	100	1993	1993	3	100	1,200	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	100	2007	2007	3	100	200	
6	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	100	2007	2007	3	100	200	
7	0294	SHED WOOD/	0	100	12	30	1.00	UT	0.00	100	2019	2019	3	100	4,995	
8	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	100	2019	2019	3	100	2,500	
9	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	100	2019	2019	3	100	500	
TOTALS															17,795	

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS= W59 BAS= W5 S12 E5 N12 S12 W5 S12 E10 S9 E10 USP= E23 N9 W23 S9 S9 N9 E23 S9 E21 N9 N24 S.			

LAND DESCRIPTION															TOTAL OB/XF									
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			0.00	0.00	2.07	AC		1.00	1.00	1.00	16,000.00	16,000.00	33,120							

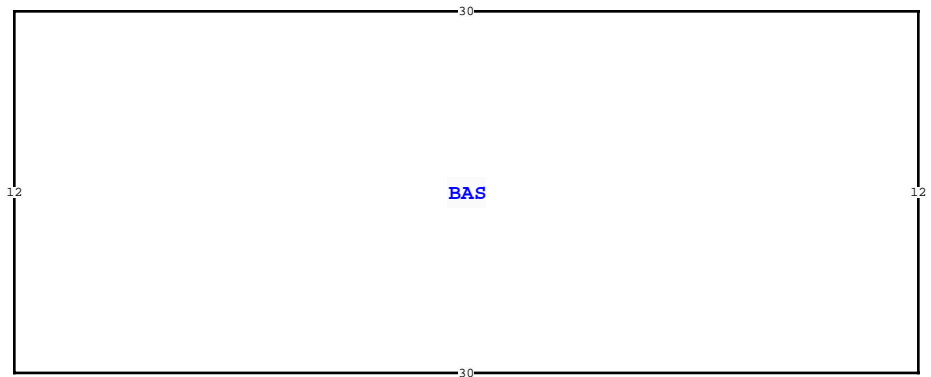
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LAKE CITY, FL 32024

**2026**

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BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	08	WD OR PLY 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	02	WALL BD/WD 100			
Interior Floo	08	SHT VINYL 100			
Air Condition	02	WINDOW 100			
Heating Type	01	NONE 100			
Bedrooms		1 100			
Bathrooms		1 100			
Frame	02	WOOD FRAME 100			
Stories	1.	1. 100			
Units		0 100			
Quality	05	05			
DOR CODE	0102	SFRES/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	360	100		360	16,442
TOTALS	360			360	16,442

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
2	STRG/CONV	100%	- 2023									
Heated Area: 360						HX Base Yr 2023						
												
BLD DATE				LGL DATE				05/06/2026				MLU
XF DATE				LAND DATE								
INC DATE				AG DATE								

COLUMBIA COUNTY PROPERTY				PAGE 2 of 2	3	
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Tax Group: 3				Tax Dist:		
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GRANTOR: JAMES D PROCOPIO						
GRANTEE: MABEL HARDESTY						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS= W30 S12 E30 N12\$.						

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
192 SW KESTREL WAY, LAKE CITY																
TOTAL OB/XF 0																

LAND DESCRIPTION												TOTAL OB/XF												0
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