

LOT 121 HI-DRI ACRES UNIT 2.
443-50, 637-488, 639-1, 774-370,

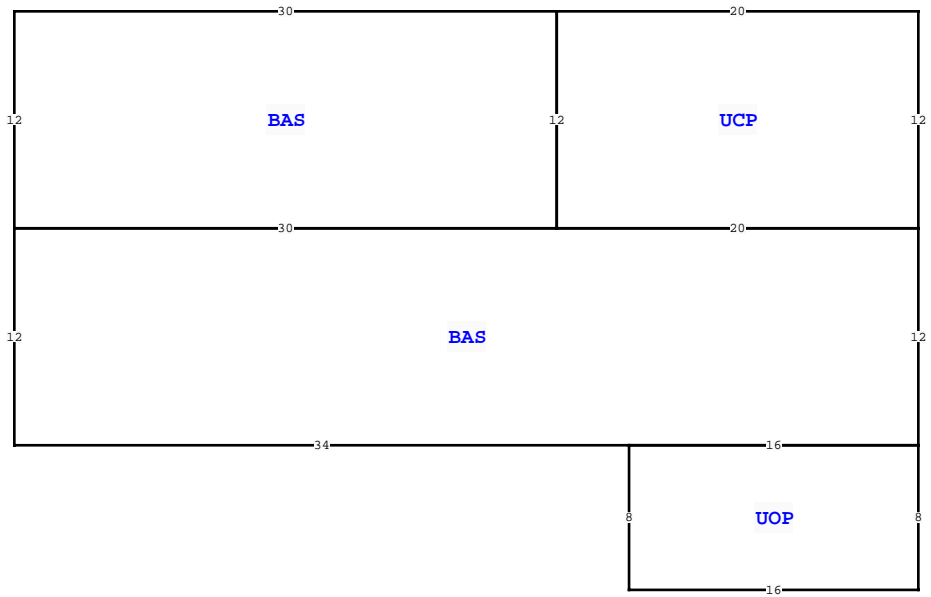
GROSS BENJAMIN A/GROSS SHELLY J
351 SW KESTREL WAY
LAKE CITY, FL 32024

2026

15-5S-16-03626-121


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	03	BELOW AVG.	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	01	MINIMUM	100
Interior Wall	04	PLYWOOD	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	02	WINDOW	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		1	100
Stories	1.	1.	100
Architectual	01	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	03	03	
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
BAS	360	100	
BAS	600	100	
UCP	240	20	
UOP	128	25	
TOTALS	1,328		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,040	75.5100	45.31	47,122	1973	1973	0	0	60.00	40.00
1 MOBILE HME 0% - 0 Heated Area: 960 HX Base Yr											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		18,849	
TOTAL MARKET OB/XF VALUE		4,600	
TOTAL LAND VALUE - MARKET		20,880	
TOTAL MARKET VALUE		44,329	
SOH/AGL Deduction		11,723	
ASSESSED VALUE		32,606	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		32,606	
TOTAL JUST VALUE		44,329	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		39,689	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1390/1722	8/05/2019	WD	U	I	34	26,000
GRANTOR: DEBORAH A ROBERT						
1289/1667	2/20/2015	CD	U	I	40	26,000
GRANTOR: DEBORAH A ROBERT						
GRANTEE: BENJAMIN A & SHELLY						

EXTRA FEATURES		351 SW KESTREL WAY, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0296	SHED METAL	0 0 0 0
2	0190	FPLC PF	0 0 0 0
3	9947	Septic	0 0 0 0

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
			05/08/2026	MLU	

BUILDING NOTES	

BUILDING DIMENSIONS	
UCP= N12 W20 S12 E20\$ BAS= W20 BAS= N12 W30 S12 E30\$ W30S12 E34 UOP= S8 E16 N8 W16\$ E16 N12\$.	

LAND DESCRIPTION		TOTAL OB/XF 4,600																						
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			0.00	0.00	1.16	AC		1.00	1.00	1.00	18,000.00	18,000.00	20,880							