

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

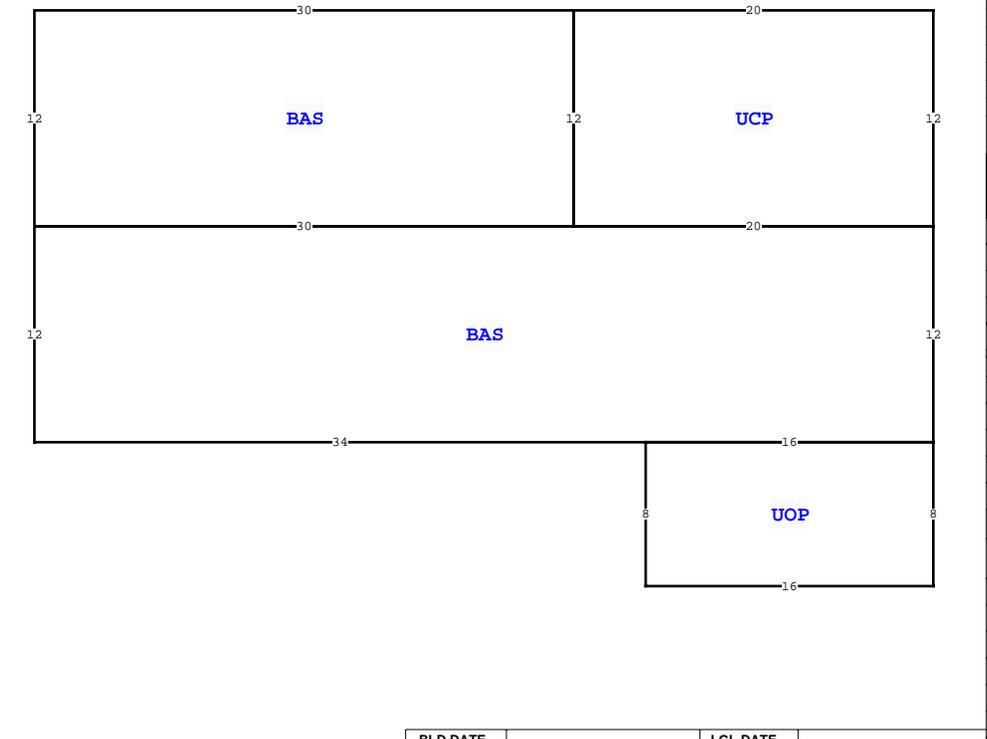
GROSS BENJAMIN A/GROSS SHELLY J  
351 SW KESTREL WAY  
LAKE CITY, FL 32024

**2026**

15-5S-16-03626-121

BUILDING CHARACTERISTICS	
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/

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



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	360	100		360	6,525
BAS	600	100		600	10,874
UCP	240	20		48	870
UOP	128	25		32	580
<b>TOTALS</b>	<b>1,328</b>			<b>1,040</b>	<b>18,849</b>

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		16,240	
TOTAL MARKET VALUE		39,689	
SOH/AGL Deduction		7,083	
ASSESSED VALUE		32,606	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		32,606	
TOTAL JUST VALUE		39,689	
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						
GRANTEE: BENJAMIN A & SHELLY						
1289/1667	2/20/2015	CD	U	I	40	26,000
GRANTOR: DEBORAH A ROBERT						
GRANTEE: BENJAMIN A & SHELLY						

351 SW KESTREL WAY, LAKE CITY  
BLD DATE  
XF DATE  
INC DATE  
LGL DATE  
LAND DATE  
AG DATE  
04/07/2025 MLU

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100

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												
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	14,000.00	14,000.00	16,240							