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

2027

15-5S-16-03626-121

BUILDING CHARACTERISTICS

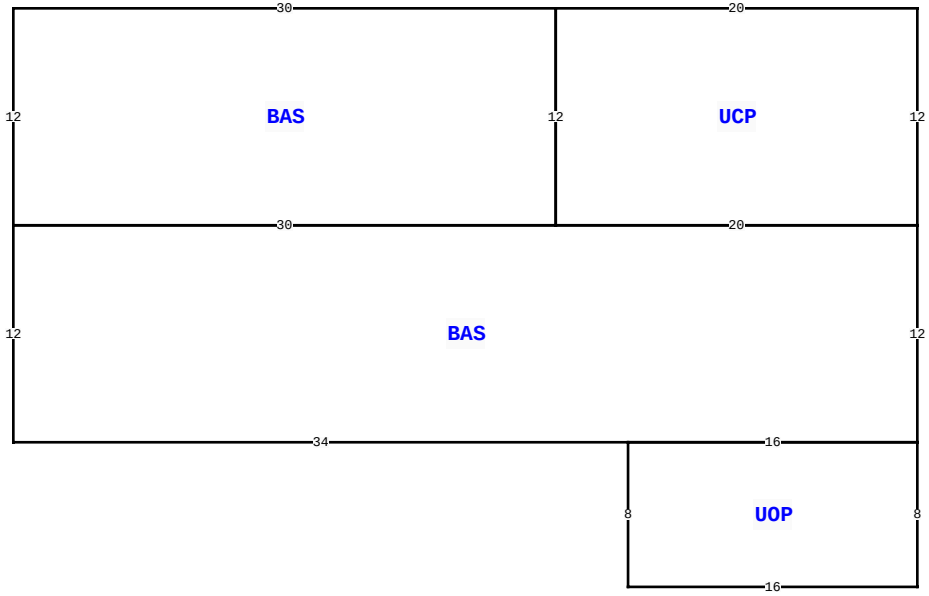
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	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	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
TOTALS	1,328			1,040	18,849

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	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 960 HX Base Yr



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

351 SW KESTREL WAY, LAKE CITY

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	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	400	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2012	2012	3	100	1,200	
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

COLUMBIA COUNTY PROPERTY

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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	8,462
ASSESSED VALUE	35,867
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	35,867
TOTAL JUST VALUE	44,329
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	44,329

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						

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

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	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							

REVIEW DATE 02/10/2026 BY KS Total Acres: 1.16 Total Land Value: 20,880 Market: 0 Agricultural: 0 Common: 20,880 PRINTED 11/17/2026 BY SYS