LOT 122 HI-DRI ACRES UNIT 2.

443-50, 637-488, 639-001, 774-37

MURSELL KRISTY
403 SW KESTREL WAY
LAKE CITY, FL 32024

2027

15-5S-16-03626-122

BUILDING CHARACTERISTICS

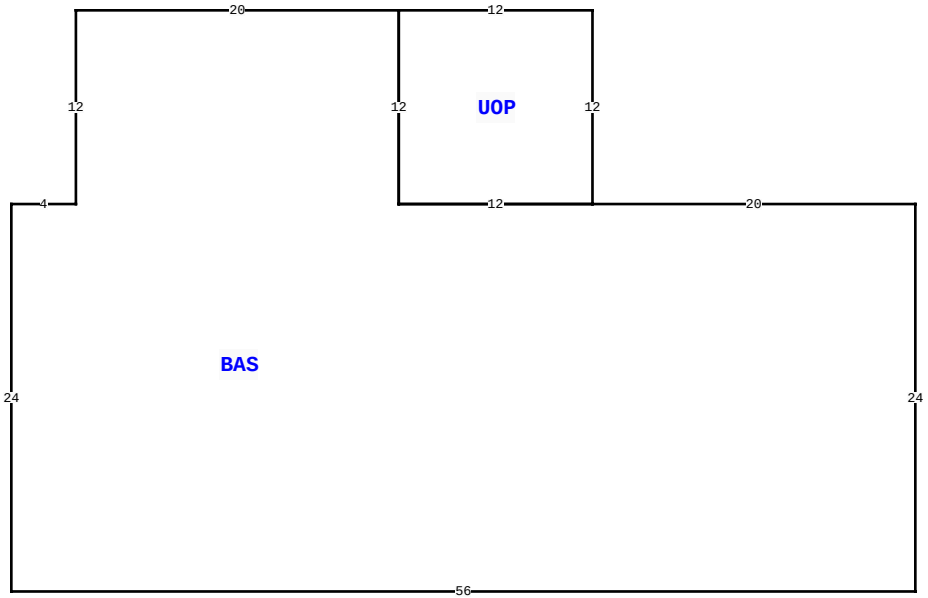
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
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	1,584	100		1,584	113,173
UOP	144	25		36	2,572
TOTALS	1,728			1,620	115,746

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,620	114.5000	109.92	178,070	2000	2010	0	0	0	35.00	65.00

1 MANUF 2 100% - 2026 Heated Area: 1584 HX Base Yr 2026



403 SW KESTREL WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 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		115,746
TOTAL MARKET OB/XF VALUE		9,200
TOTAL LAND VALUE - MARKET		19,260
TOTAL MARKET VALUE		144,206
SOH/AGL Deduction		0
ASSESSED VALUE		144,206
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		92,795
TOTAL JUST VALUE		144,206
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		145,406

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1503/112	11/15/2023	PB	U	I	18	0
GRANTOR: CLERK OF COURT (MURSE						
GRANTEE: MURSELL KRISTY						
1428/2400	1/22/2021	WD	Q	I	01	115,000
GRANTOR: ROBERT DEBORAH A						
GRANTEE: MURSELL JOANNE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 UOP= N12 W12 S12 E12$ W12 N12 W20 S12 W4 S24 E56 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2021	2000		100	1,200	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	500.00	500.00	100	2021	2020		100	500	
3	0070	CARPORT UF	0	100	0	0	1.00	UT	500.00	500.00	100	2021	2020		100	500	
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100	2026	2025		100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 9,200

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	100			0.00	0.00	1.07	AC		1.00	1.00	1.00	18,000.00	18,000.00	19,260							

REVIEW DATE 02/10/2026 BY KS Total Acres: 1.07 Total Land Value: 19,260 Market: 0 Agricultural: 0 Common: 19,260 PRINTED 11/17/2026 BY SYS