LOT 20 FIVE POINTS ACRES S/D.

468-35

WHETSTONE JOSEPH D SR/WHETSTONE JULIA
309 NE DIANA TER
LAKE CITY, FL 32055

2026

17-3S-17-04967-020

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

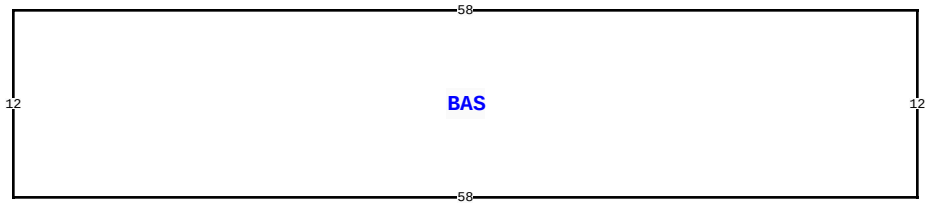
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	17317.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	696	100		696	13,057
TOTALS	696			696	13,057

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	696	74.4390	46.90	32,642	1970	1970	0	0	0	60.00	40.00

1 MOBILE HME 100% - 0 Heated Area: 696 HX Base Yr



309 NE DIANA TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		13,057
TOTAL MARKET OB/XF VALUE		10,800
TOTAL LAND VALUE - MARKET		12,812
TOTAL MARKET VALUE		36,669
SOH/AGL Deduction		19,391
ASSESSED VALUE		17,278
TOTAL EXEMPTION VALUE	HX HB	17,278
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		36,669
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		31,433

XFOB:1:1: HOLIDAY MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051599	Electrical Servic	0	11/22/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W58 S12 E58 N12$.

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	0070	CARPORT UF	0	100	14	16	1.00	UT	0.00	0.00	100	0	0	3	100	200	
2	0296	SHED METAL	0	100	16	16	1.00	UT	0.00	0.00	100	0	0	3	100	400	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	200	
5	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 10,800

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	0102	C	SFR/MH	100		A-1	0.00	0.00	1.03	AC		1.00	1.00	1.00	12,500.00	12,500.00	12,812							

REVIEW DATE 12/10/2024 BY tommy Total Acres: 1.03 Total Land Value: 12,812 Market: 0 Agricultural: 0 Common: 12,812 PRINTED 05/12/2026 BY SYS