

LOT 21 FIVE POINTS ACRES S/D.  
442-728, 657-211, 718-302, 790-1

WHETSTONE LYDIA GRACE  
235 NE DIANA TER  
LAKE CITY, FL 32055

**2026**

17-3S-17-04967-021  
COLUMBIA COUNTY PROPERTY PAGE 1 of 1

| BUILDING CHARACTERISTICS |                  | CONSTRUCTION |              |
|--------------------------|------------------|--------------|--------------|
| ELEMENT                  | CD               |              |              |
| Exterior Wall            | 31               | VINYL SID    | 100          |
| Roof Structur            | 03               | GABLE/HIP    | 100          |
| Roof Cover               | 14               | PREFIN MT    | 100          |
| Interior Wall            | 05               | DRYWALL      | 100          |
| Interior Floor           | 14               | CARPET       | 90           |
| Interior Floor           | 08               | SHT VINYL    | 10           |
| Air Condition            | 03               | CENTRAL      | 100          |
| Heating Type             | 04               | AIR DUCTED   | 100          |
| Bedrooms                 |                  | 3            | 100          |
| Bathrooms                |                  | 2            | 100          |
| Stories                  | 1.               | 1.           | 100          |
| Architectual Units       | 01               | CONV         | 100<br>0 100 |
| Quality                  | 05               | 05           |              |
| 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         |
| BAS                      | 1,620            | 100          |              |
| TOTALS                   | 1,620            |              | 98,750       |

| MARKET ADJUSTMENTS          |       |           |             |                |                |                 |     |      |      |      |        |
|-----------------------------|-------|-----------|-------------|----------------|----------------|-----------------|-----|------|------|------|--------|
| TYPE                        | MDL   | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB             | EYB | ECON | FNCT | NORM | % COND |
| 2                           | MANUF | 1         | 100% - 2020 |                |                |                 |     |      |      |      |        |
| Heated Area: 1620           |       |           |             |                |                | HX Base Yr 2020 |     |      |      |      |        |
|                             |       |           |             |                |                |                 |     |      |      |      |        |
| BLD DATE                    |       |           |             |                |                |                 |     |      |      |      |        |
| XF DATE                     |       |           |             |                |                |                 |     |      |      |      |        |
| INC DATE                    |       |           |             |                |                |                 |     |      |      |      |        |
| LGL DATE                    |       |           |             |                |                |                 |     |      |      |      |        |
| LAND DATE                   |       |           |             |                |                |                 |     |      |      |      |        |
| AG DATE                     |       |           |             |                |                |                 |     |      |      |      |        |
| 235 NE DIANA TER, LAKE CITY |       |           |             |                |                |                 |     |      |      |      |        |

| VALUATION SUMMARY         |  | PAGE 1 of 1 | 2 |
|---------------------------|--|-------------|---|
| VALUATION BY              |  | STANDARD    |   |
| Tax Group: 2              |  | Tax Dist:   |   |
| BUILDING MARKET VALUE     |  | 98,750      |   |
| TOTAL MARKET OB/XF VALUE  |  | 10,322      |   |
| TOTAL LAND VALUE - MARKET |  | 12,812      |   |
| TOTAL MARKET VALUE        |  | 121,884     |   |
| SOH/AGL Deduction         |  | 44,926      |   |
| ASSESSED VALUE            |  | 76,958      |   |
| TOTAL EXEMPTION VALUE     |  | 51,411      |   |
| BASE TAXABLE VALUE        |  | 25,547      |   |
| TOTAL JUST VALUE          |  | 121,884     |   |
| NCON VALUE                |  | 0           |   |
| INCOME VALUE              |  |             |   |
| PREVIOUS YEAR MKT VALUE   |  | 117,272     |   |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED     |
|------------|-------------|-----|------------|
| 37577      | M H         | 720 | 12/28/2018 |

| SALES DATA                   |            |           |     |     |        |            |
|------------------------------|------------|-----------|-----|-----|--------|------------|
| OFF RECORD Number            | DATE       | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 1334/2544                    | 4/18/2017  | QC        | U   | V   | 11     | 7,000      |
| GRANTOR: A H STEVENS         |            |           |     |     |        |            |
| GRANTEE: LYDIA GRACE WHETSTO |            |           |     |     |        |            |
| 1326/0388                    | 11/21/2016 | TD        | U   | I   | 18     | 4,800      |
| GRANTOR: CLERK OF COURT      |            |           |     |     |        |            |
| GRANTEE: A H STEVENS         |            |           |     |     |        |            |

| BUILDING NOTES |  |
|----------------|--|
|                |  |

| BUILDING DIMENSIONS     |  |
|-------------------------|--|
| BAS= W60 S27 E60 N27\$. |  |

| EXTRA FEATURES |            |             |         |     |    |       |        |       |                |           |         |             |   |        |                 |       |
|----------------|------------|-------------|---------|-----|----|-------|--------|-------|----------------|-----------|---------|-------------|---|--------|-----------------|-------|
| L N            | 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              | 0261       | PRCH, UOP   | 0       | 100 | 12 | 21    | 252.00 | UT    | 7.00           | 100       | 2019    | 2019        | 3 | 100    | 1,764           |       |
| 2              | 0261       | PRCH, UOP   | 0       | 100 | 10 | 10    | 100.00 | UT    | 7.00           | 100       | 2019    | 2019        | 3 | 100    | 700             |       |
| 3              | 9945       | Well/Sept   | 0       | 100 | 0  | 0     | 1.00   | UT    | 7,000.00       | 100       |         |             | 3 | 100    | 7,000           |       |
| 4              | 0070       | CARPORT UF  | 0       | 100 | 13 | 22    | 286.00 | UT    | 3.00           | 100       | 2019    | 2019        | 3 | 100    | 858             |       |
| TOTALS         |            |             |         |     |    |       |        |       |                |           |         | 10,322      |   |        |                 |       |

| 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               | 100 |     | A-1      | 0.00  | 0.00  | 1.03        | AC        |     | 1.00        | 1.00   | 1.00    | 12,500.00  | 12,500.00      | 12,812     |                             |      |         |      |     |    |        |