BEG 1238.88 FT E & 333.68 FT S O OF SEC, RUN S 822.74 FT TO N R/W A CO RD, NW ALONG R/W 412.88 FT,

SANDERS JAMES E/SANDERS GLENDA B
371 NW CASTERLINE GLEN
LAKE CITY, FL 32055

2027

20-3S-16-02197-002

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	06	VINYL ASB 90
Interior Floo	14	CARPET 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 01

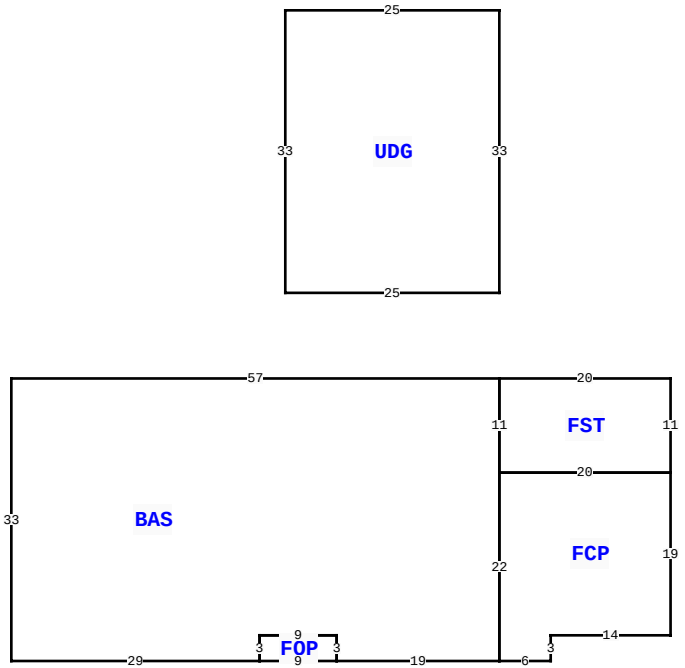
NEIGHBORHOOD/LOC 20316.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,854	100		1,854	122,800
FCP	398	25		100	6,624
FOP	27	30		8	530
FST	220	55		121	8,015
UDG	825	55		454	30,071
TOTALS	3,324			2,537	168,038

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,537	92.6400	101.90	258,520	1977	1977	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1854 HX Base Yr



291 NW CASTERLINE GLN, LAKE CITY

BLD DATE		LGL DATE	05/04/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1993	1993	3	100	2,000	
2	0294	SHED WOOD/	0	100	8	8	64.00	UT	5.50	5.50	100	1993	1993	3	100	352	
3	0021	BARN,FR AE	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
5	0264	PRCH,FSP	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	1,500	
6	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
7	0083	DOCK-LAKE	0	100	10	10	100.00	UT	11.50	11.50	50	2018	2018	3	30	345	
8	0296	SHED METAL	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2023	2022		100	1,200	
9	0296	SHED METAL	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2023	2022		100	1,200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		194,803
TOTAL MARKET OB/XF VALUE		14,197
TOTAL LAND VALUE - MARKET		78,805
TOTAL MARKET VALUE		287,805
SOH/AGL Deduction		104,532
ASSESSED VALUE		183,273
TOTAL EXEMPTION VALUE	HX HB SX	101,411
BASE TAXABLE VALUE		81,862
TOTAL JUST VALUE		287,805
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		290,872

PERMIT NUM	DESCRIPTION	AMT	ISSUED
28970	MAINT/ALTR	30	11/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1345/1685	10/06/2017	LE	U	I	14	100
GRANTOR: JAMES E & GLENDA B SA						
GRANTEE: JAMES E SANDERS & T						
1228/0830	1/20/2012	LE	U	I	30	100
GRANTOR: JAMES E & GLENDA B SA						
GRANTEE: JAMES E SANDERS & T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W57 S33 E29 FOP= E9 N3 W9 S3$ N3 E9 S3 E19 FCP= E6 N3 E14 N19 W20 S22$ N22 FST= E20 N11 W20 S11$ N11$ PTR=N10 UDG= N33 W25 S33 E25$ S10$.

LAND DESCRIPTION

TOTAL OB/XF 14,197

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	0100	C	SFR	100		A-1	0.00	0.00	5.20	AC		1.00	1.00	1.00	9,500.00	9,500.00	49,400							
2	9520	C	LAKE	100		00	0.00	0.00	2.00	AC		1.00	1.00	1.00	25.00	25.00	50							
3	0000	C	VAC RES	100		A-1	0.00	0.00	2.09	AC		1.00	1.00	1.00	9,500.00	9,500.00	19,855							
4	0200	C	MBL HM	0			0.00	0.00	1.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	9,500							

REVIEW DATE 02/06/2023 BY KS Total Acres: 10.29 Total Land Value: 78,805 Market: 0 Agricultural: 0 Common: 78,805 PRINTED 11/17/2026 BY SYS

BEG 1238.88 FT E & 333.68 FT S O OF SEC, RUN S 822.74 FT TO N R/W A CO RD, NW ALONG R/W 412.88 FT,

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2027

20-3S-16-02197-002

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	12	HARDWOOD 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		2 100
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	0100	SINGLE FAMILY

MAP NUM | MKT AREA 01

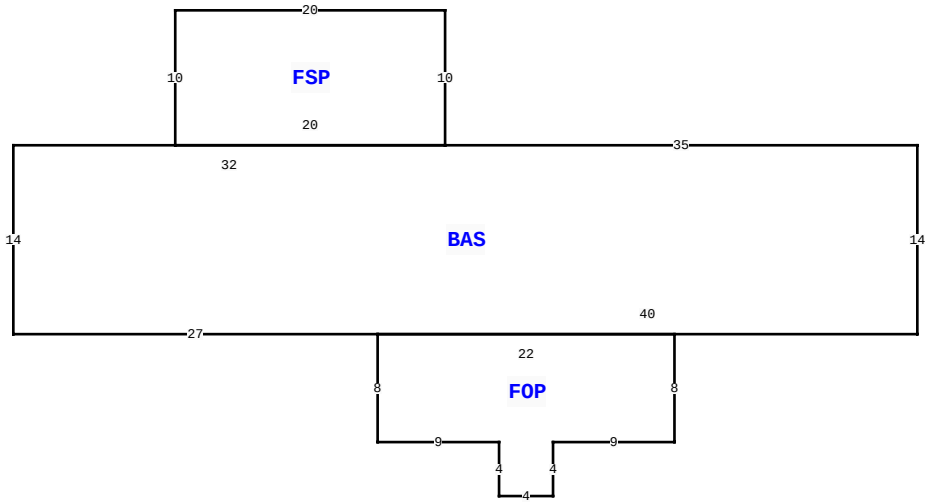
NEIGHBORHOOD/LOC 20316.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	938	100		938	23,138
FOP	192	35		67	1,653
FSP	200	40		80	1,974
TOTALS	1,330			1,085	26,765

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,085	102.7800	61.67	66,912	1982	1982	0	0	0	60.00	40.00

2 MOBILE HME 0% - 0 Heated Area: 938 HX Base Yr



291 NW CASTERLINE GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/04/2026 MLU
INC DATE		AG DATE	

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

COLUMBIA COUNTY PROPERTY

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1228/0830	1/20/2012	LE	U	I	30	100
GRANTOR: JAMES E & GLENDA B SA						
GRANTEE: JAMES E SANDERS & T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W35 FSP= N10 W20 S10 E20$ W32 S14 E27 FOP= S8 E9 S4 E4 N4 E9 N8 W22$ E40 N14$.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 02/06/2023 BY KS Total Acres: 10.29 Total Land Value: 78,805 Market: 0 Agricultural: 0 Common: 78,805 PRINTED 11/17/2026 BY SYS