COMM NW COR, E 465.25 FT, S 618.
310 FT, S 65.08 FT TO N R/W R/R,
350 FT, N 236.08 FT TO POB.

THE 246 NW CASTERLINE GL LAKE CITY FL 32055 LAND T
304 S JONES BLVD, #1356
LAS VEGAS, NV 89107

2027

20-3S-16-02209-002

BUILDING CHARACTERISTICS

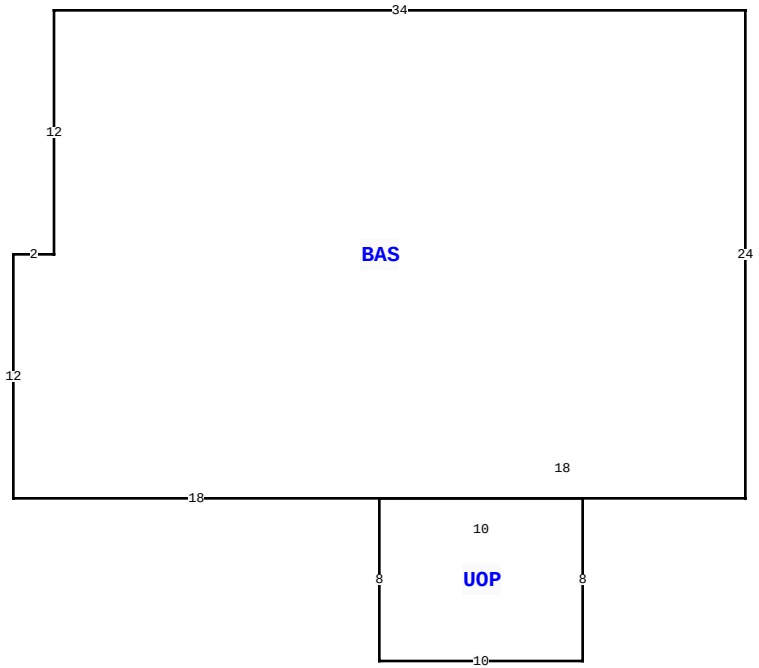
ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
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 01
NEIGHBORHOOD/LOC	20316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100		840	13,571
UOP	80	25		20	323
TOTALS	920			860	13,894

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	860	67.3200	40.39	34,735	1971	1971	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2023 Heated Area: 840 HX Base Yr



246 NW CASTERLINE GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/16/2026 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
1	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
2	0296	SHED METAL	0	0	10	12	120.00	UT	3.50	3.50	100	1993	1993	3	100	420	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	500	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	13,894
TOTAL MARKET OB/XF VALUE	8,220
TOTAL LAND VALUE - MARKET	16,050
TOTAL MARKET VALUE	38,164
SOH/AGL Deduction	0
ASSESSED VALUE	38,164
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	38,164
TOTAL JUST VALUE	38,164
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	38,164

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1476/2369	10/04/2022	QC	U	I	11	33,500
GRANTOR: BRACK JEANETTE B						
GRANTEE: THE 246 NW CASTERLI						
1460/851	2/24/2022	WD	U	I	11	100
GRANTOR: BRACK JEANETTE B						
GRANTEE: BRACK JEANETTE B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W34 S12 W2 S12 E18 UOP= S8E10 N8 W10$ E18 N24$.

LAND DESCRIPTION

TOTAL OB/XF 8,220

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	0		A-1	0.00	0.00	1.07	AC		1.00	1.00	1.00	15,000.00	15,000.00	16,050							

REVIEW DATE 02/06/2023 BY KS Total Acres: 1.07 Total Land Value: 16,050 Market: 0 Agricultural: 0 Common: 16,050 PRINTED 11/17/2026 BY SYS