

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

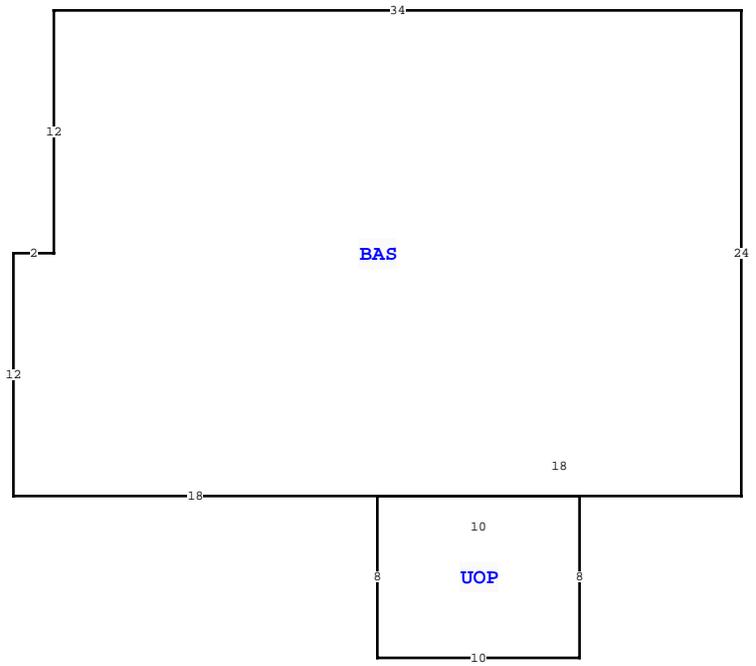
2026

20-3S-16-02209-002



ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
01	MINIMUM 100				
01	FLAT 100				
01	MINIMUM 100				
04	PLYWOOD 100				
14	CARPET 80				
08	SHT VINYL 20				
02	WINDOW 100				
02	CONVECTION 100				
2	100				
1	100				
01	CONV 100				
0	100				
03	03 100				
01	01 100				
03	03				
0200	MOBILE HOME				
			01		
20316.00	1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100		840	14,250
UOP	80	25		20	339
TOTALS	920			860	14,589

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	42.41	36,473	1971	1971	0	0	60.00	40.00
1 MOBILE HME 0% - 2023 Heated Area: 840 HX Base Yr											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			14,589
TOTAL MARKET OB/XF VALUE			8,220
TOTAL LAND VALUE - MARKET			16,050
TOTAL MARKET VALUE			38,859
SOH/AGL Deduction			3,773
ASSESSED VALUE			35,086
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			35,086
TOTAL JUST VALUE			38,859
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			35,489

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						

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	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
2	0296	SHED METAL	0	0	10	120.00	UT	3.50	3.50	100	1993	1993	3	100	420	
3	9945	Well/Sept	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0070	CARPORT UF	0	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	500	

LAND DESCRIPTION												TOTAL OB/XF				8,220								
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	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				