COMM INTERS OF W LINE OF SEC & S
E ALONG R/W 717.09 FT FOR POB, C
158.4 FT, S 275 FT, W 158.4 FT,

BESTOSO ELLEN DWAYNE/BESTOSO MICHAEL NORMAN
4140 SE COUNTY ROAD 18
LAKE CITY, FL 32025

2027

20-6S-18-10641-001

BUILDING CHARACTERISTICS

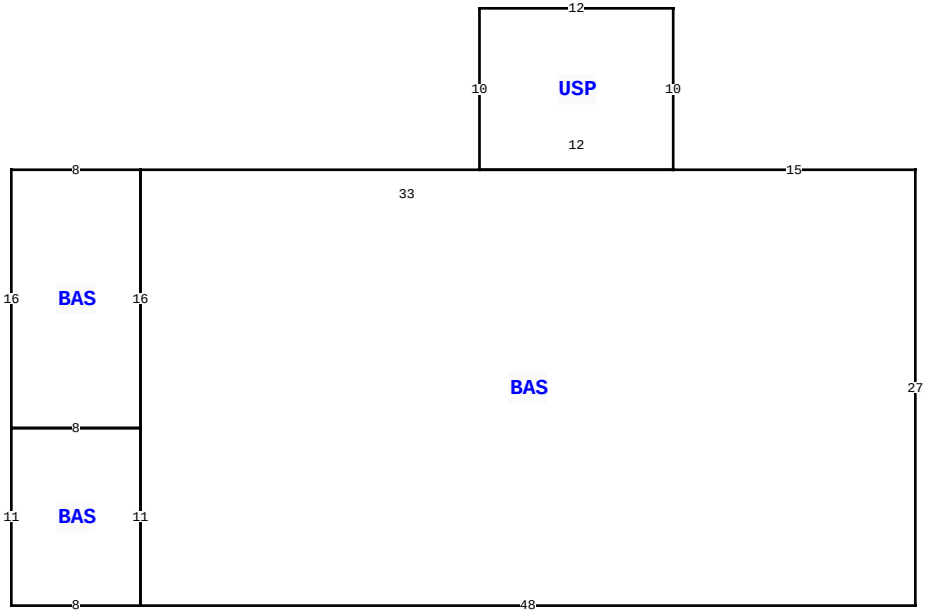
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	19618.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	88	100		88	2,448
BAS	128	100		128	3,560
BAS	1,296	100		1,296	36,050
USP	120	35		42	1,168
TOTALS	1,632			1,554	43,226

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,554	115.9000	69.54	108,065	1995	1994	0	0	0	60.00	40.00

1 MOBILE HME 100% - 1995 Heated Area: 1512 HX Base Yr 1995



4140 SE COUNTY ROAD 18 , LAKE CITY

BLD DATE		LGL DATE	05/08/2026 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	0040	BARN,POLE	0	100	31	36	1.00	UT	0.00	0.00	100	0	0	3	100	1,500	
2	0294	SHED WOOD/	0	100	8	20	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,000	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0294	SHED WOOD/	0	100	12	20	1.00	UT	800.00	800.00	75	0	0	3	75	600	
5	0120	CLFENCE 4	0	100	0	20	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	
6	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	600	
7	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	
8	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	100	
9	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	200	
10	0070	CARPORT UF	0	100	30	42	1,260.00	UT	7.00	7.00	100	2026	2025		100	8,820	

LAND DESCRIPTION

TOTAL OB/XF 20,220

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	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	18,000.00	18,000.00	18,000							

REVIEW DATE 08/27/2025 BY JB Total Acres: 1.00 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 11/17/2026 BY SYS

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		43,226
TOTAL MARKET OB/XF VALUE		20,220
TOTAL LAND VALUE - MARKET		18,000
TOTAL MARKET VALUE		81,446
SOH/AGL Deduction		28,114
ASSESSED VALUE		53,332
TOTAL EXEMPTION VALUE	HX HB	28,332
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		81,446
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		81,446

SALE:3:1: 1 AC WITH MH $.70 STAMPS

SALE:2:1: NO STAMPS (1 AC)

SALE:1:1: (ELLEN DWAYNE GRAHAM HORTON BESTOSO)

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053143	Storage Building	10,035	05/19/2025
000053044	Right-of-Way Acce		05/07/2025
13163	PUMP/UTPOL	30	10/10/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1378/1415	2/15/2019	WD	U	I	11	0
GRANTOR: ELLEN DWAYNE BESTOSO						
GRANTEE: ELLEN DWAYNE BESTOS						
0800/0007	12/08/1994	WD	Q	I	02	0
GRANTOR: KEVIN & VIRGINIA ELLE						
GRANTEE: ELLEN DWAYNE BESTOS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 USP= N10 W12 S10 E12$ W33 BAS= W8 S16 E8 N16$ S16
BAS= W8 S11 E8 N11 $ S11 E48 N27$.