

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,

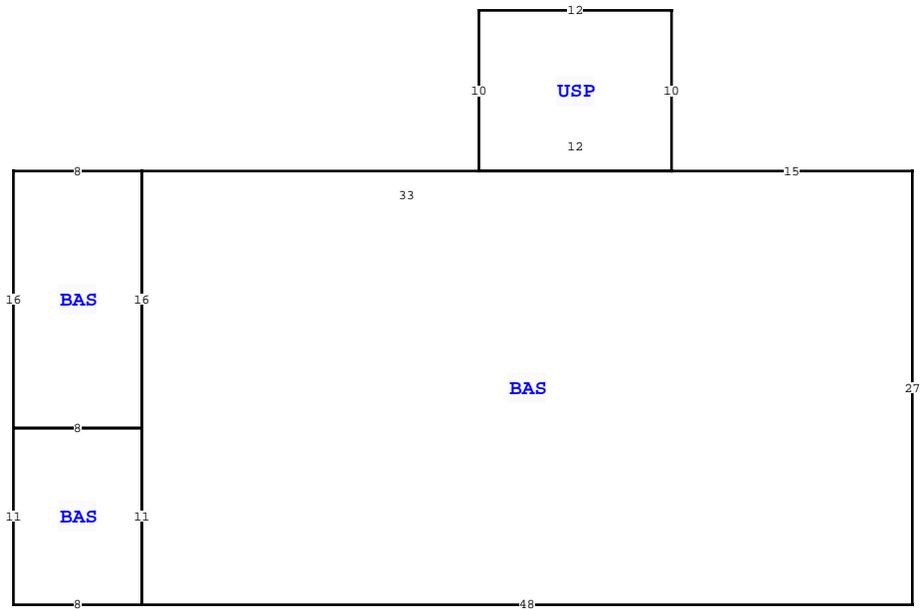
BESTOSO ELLEN DWAYNE/BESTOSO MICHAEL NORMAN
4140 SE COUNTY ROAD 18
LAKE CITY, FL 32025

2026

20-6S-18-10641-001
VALUATION SUMMARY

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR 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
Architectural	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
BAS	88	100	
BAS	128	100	
BAS	1,296	100	
USP	120	35	
TOTALS	1,632		1,554 45,389

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MOBILE HME	100%	- 1995								
				Heated Area: 1512			HX Base Yr 1995				



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		45,389	
TOTAL MARKET OB/XF VALUE		20,220	
TOTAL LAND VALUE - MARKET		18,000	
TOTAL MARKET VALUE		83,609	
SOH/AGL Deduction		31,830	
ASSESSED VALUE		51,779	
TOTAL EXEMPTION VALUE	HX HB	26,779	
BASE TAXABLE VALUE		25,000	
TOTAL JUST VALUE		83,609	
NCON VALUE		8,820	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		68,626	

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

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/08/2026	MLU

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\$.

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

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	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							