LOT 2 PINE RIDGE S/D.

WD 1036-954, WD 1088-1751, WD 12

KARI CASSANDRA CELEST/HESTER TIMOTHY CAMERON
319 NW STARLING TER
LAKE CITY, FL 32055

2027

21-3S-16-02240-002

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
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
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 01

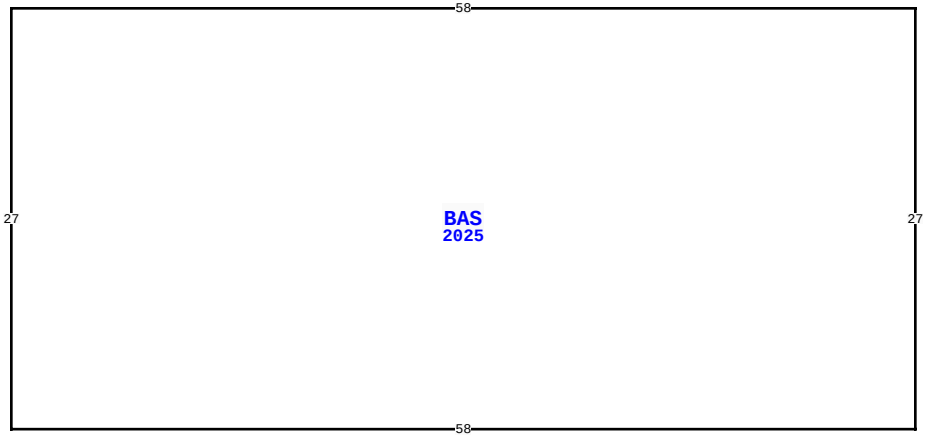
NEIGHBORHOOD/LOC 21316.030 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,566	100	2025	1,566	162,099
TOTALS	1,566			1,566	162,099

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,566	113.5000	108.96	170,631	2022	2022	0	0	0	5.00	95.00

2 MANUF 2 100% - 2025 Heated Area: 1566 HX Base Yr 2024



319 NW STARLING TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/20/2026 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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	300	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	
3	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		162,099
TOTAL MARKET OB/XF VALUE		3,500
TOTAL LAND VALUE - MARKET		39,000
TOTAL MARKET VALUE		204,599
SOH/AGL Deduction		1,337
ASSESSED VALUE		203,262
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		151,851
TOTAL JUST VALUE		204,599
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		206,296

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048476	Mobile Home		10/23/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q/U	V/I	RSN CD	SALE PRICE
1501/1776	10/24/2023	WD	U	I	30	20,000
GRANTOR: JAKUBOWYCZ MICHAEL JA						
GRANTEE: KARI CASSANDRA CELE						
1356/2317	3/23/2018	WD	Q	I	01	37,000
GRANTOR: THOMAS G & SUSAN G WI						
GRANTEE: MICHAEL JAMES JAKUB						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=18,12] E58 S27 W58 N27 $

.

LAND DESCRIPTION

TOTAL OB/XF 3,500

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	0200	C	MBL HM	100		RSF/MH	72.00	243.00	1.00	LT		1.00	1.00	1.50	26,000.00	39,000.00	39,000							

REVIEW DATE 01/12/2024 BY randall Total Acres: 1.52 Total Land Value: 39,000 Market: 0 Agricultural: 0 Common: 39,000 PRINTED 11/17/2026 BY SYS