COMM AT SE COR OF NE1/4 OF SEC R
N R/W LINE RACETRACK LN & POB, C
FT, W 341.08 FT, S 1279.78 FT, E

TREJO ROSALINDA CABALLERO
226 NW WHITLEY GLN
LAKE CITY, FL 32055

2027

21-4S-17-08631-004

BUILDING CHARACTERISTICS

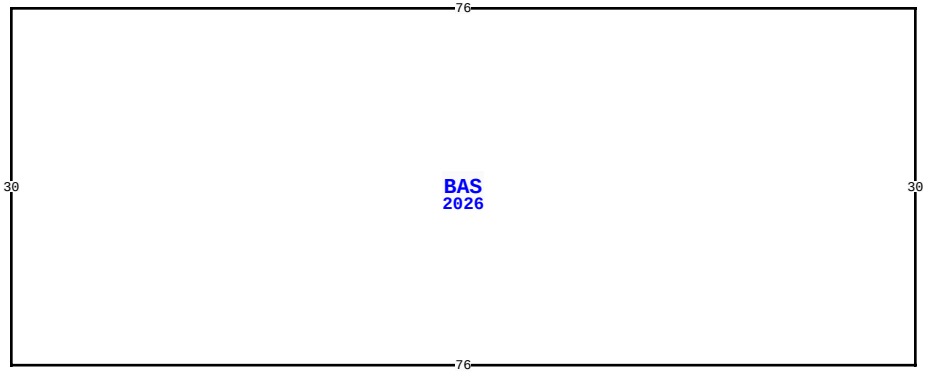
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		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 02
NEIGHBORHOOD/LOC	21417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	2026	2,280	113,863
TOTALS	2,280			2,280	113,863

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	2,280	113.5000	90.80	207,024	2000	2000	0	0	0	45.00	55.00

1 MANUF 1 0% - 2026 Heated Area: 2280 HX Base Yr



885 SE RACETRACK LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2026	2025		100	1,200	
2	0030	BARN,MT	0	0	0	0	1.00	UT	8,500.00	8,500.00	100	2026	2025		100	8,500	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	2026	2025		100	7,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	113,863
TOTAL MARKET OB/XF VALUE	16,700
TOTAL LAND VALUE - MARKET	116,050
TOTAL MARKET VALUE	246,613
SOH/AGL Deduction	26,661
ASSESSED VALUE	219,952
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	219,952
TOTAL JUST VALUE	246,613
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	248,043

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051050	Mobile Home		10/11/2024
000050407	Right-of-Way Acce		07/22/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q/U	V/I	RSN CD	SALE PRICE
1358/0803	4/20/2018	WD	U	V	33	2,200
GRANTOR: PETER W GIEBEIG						
GRANTEE: ROSALINDA CABALLERO						
1353/2235	2/16/2018	WD	Q	V	01	46,000
GRANTOR: PETER W GIEBEIG						
GRANTEE: ROSALINDA CABALLERO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=18,13] E76 S30 W76 N30 $
.

LAND DESCRIPTION

TOTAL OB/XF 16,700

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	0		A-1	0.00	0.00	10.55	AC		1.00	1.00	1.00	11,000.00	11,000.00	116,050							

REVIEW DATE 04/07/2025 BY JB Total Acres: 10.55 Total Land Value: 116,050 Market: 0 Agricultural: 0 Common: 116,050 PRINTED 11/17/2026 BY SYS