

(AKA LOT 4, LEON MCCALL'S SURVEY
 COMM SW COR, RUN E 1755.20 FT, N
 FT FOR POB, RUN S 66 DEG W 277.1

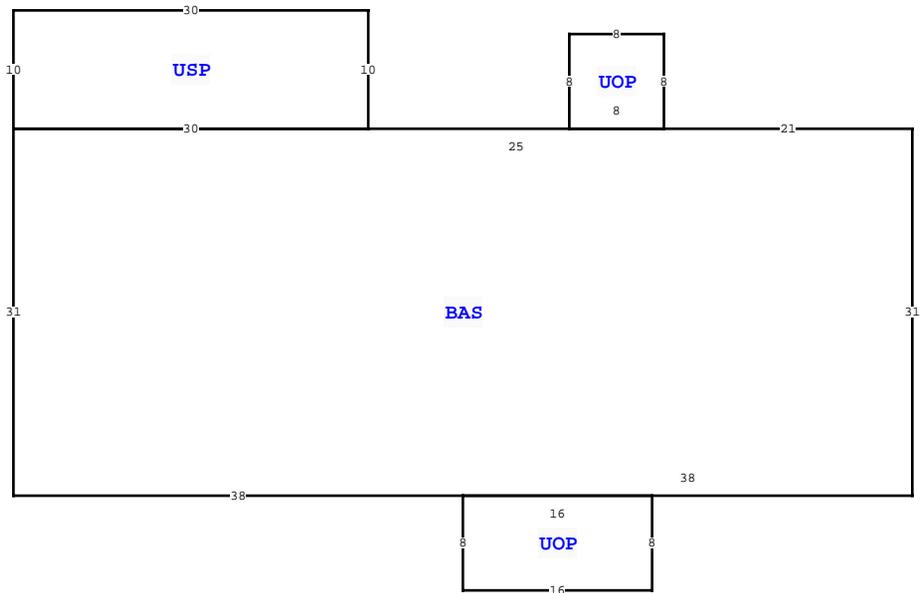
LEPINSKI KENNETH SCOTT/LEPINSKI TRINITY DAWN
 245 NW PINELLAS CT
 LAKE CITY, FL 32055

2026

22-3S-16-02257-000

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 Floo	14	CARPET	90
Interior Floo	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	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	06
NEIGHBORHOOD/LOC	22316.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,356	100	
UOP	64	25	
UOP	128	25	
USP	300	35	
TOTALS	2,848		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	MANUF	1	0%	- 2026	238,455	2003	2003	0	0	45.00	55.00
Heated Area: 2356 HX Base Yr											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			131,150
TOTAL MARKET OB/XF VALUE			16,760
TOTAL LAND VALUE - MARKET			27,690
TOTAL MARKET VALUE			175,600
SOH/AGL Deduction			0
ASSESSED VALUE			175,600
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			175,600
TOTAL JUST VALUE			175,600
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			119,475

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20358	M H	125	01/27/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1538/1180	4/17/2025	WD Q	Q	I	01	255,000

GRANTOR: MANGHAM FRANCES AVIEL
 GRANTEE: LEPINSKI KENNETH SC

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W21 UOP= N8 W8 S8 E8\$ W25 USP= N10 W30 S10 E30\$ W30 S31 E38 UOP= S8 E16 N8 W16\$ E38 N31\$.	

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	0021	BARN,FR AE	0	0	16	24	1.00	UT	0.00	100	0	0	3	100	1,200	
2	0251	LEAN TO W/	0	0	0	0	1.00	UT	0.00	100	2008	2008	3	100	100	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	100			3	100	7,000	
4	0252	LEAN-TO W/	0	0	22	22	1.00	UT	0.00	100	2008	2008	3	100	1,210	
5	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	100	2008	2008	3	100	1,200	
6	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	100	2008	2008	3	100	50	
7	0296	SHED METAL	0	0	0	0	1.00	UT	2,200.00	100	2023	2022		100	2,200	
8	0070	CARPORT UF	0	0	0	0	1.00	UT	2,800.00	100	2023	2022		100	2,800	
9	0169	FENCE/WOOD	0	0	0	0	1.00	UT	1,000.00	100	2023	2022		100	1,000	

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	DPHT 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		RSF/MH	0.00	0.00	2.13	AC		1.00	1.00	1.00	13,000.00	13,000.00	27,690							