COMM AT THE INT OF S R/W LINE &
THENCE N 68 DEG W ALONG R/W LINE
DEG W 426.78 FT TO POB, S 467.97

PASTERNAK SAMANTHA/PASTERNAK ADAM
2904 SE COUNTY ROAD 252
LAKE CITY, FL 32025

2027

22-4S-17-08665-006

BUILDING CHARACTERISTICS

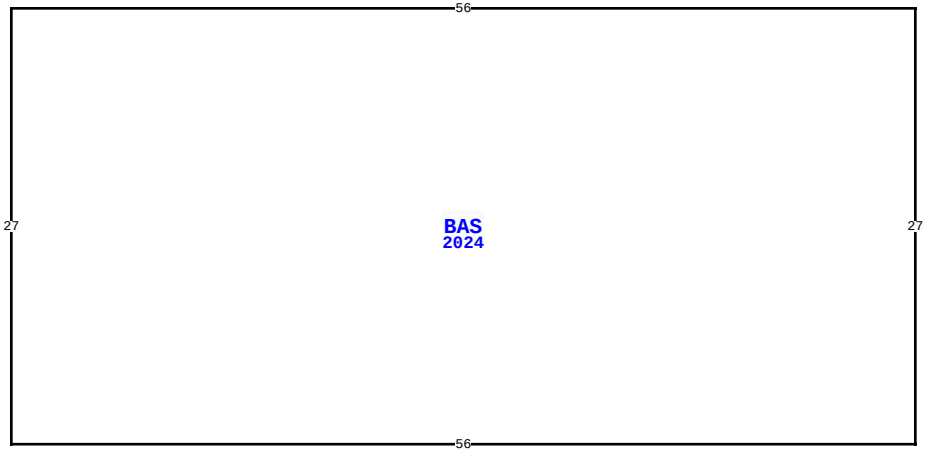
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	04	04
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	22417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	2024	1,512	71,734
TOTALS	1,512			1,512	71,734

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	1,512	107.8250	86.26	130,425	1995	1995	0	0	0	45.00	55.00

1 MANUF 1 100% - 2024 Heated Area: 1512 HX Base Yr 2024



2904 SE COUNTY ROAD 252, 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	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100	2024	2023		100	7,000	
2	0296	SHED METAL	0	100	0	0	1.00	UT	1,800.00	1,800.00	100	2024	2023		100	1,800	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		71,734
TOTAL MARKET OB/XF VALUE		8,800
TOTAL LAND VALUE - MARKET		71,240
TOTAL MARKET VALUE		151,774
SOH/AGL Deduction		9,345
ASSESSED VALUE		142,429
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		91,018
TOTAL JUST VALUE		151,774
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		152,672

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000056601	New Residential C	300,000	09/17/2026
000046920	Mobile Home		04/10/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1483/2387	2/01/2023	WD	U	V	11	100

GRANTOR: WINDHAM JOHN G

GRANTEE: PASTERNAK SAMANTHA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=21,14] E56 S27 W56 N27 $

.

LAND DESCRIPTION

TOTAL OB/XF 8,800

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					5.48	AC		1.00	1.00	1.00	13,000.00	13,000.00	71,240							

REVIEW DATE 07/20/2023 BY JB Total Acres: 5.48 Total Land Value: 71,240 Market: 0 Agricultural: 0 Common: 71,240 PRINTED 11/17/2026 BY SYS