

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

2026

22-4S-17-08665-006



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	08	SHT VINYL	50
Interior Floor	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
BAS	1,512	100	2024
TOTALS	1,512		75,318

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MANUF	1	100% - 2024								
				Heated Area: 1512			HX Base Yr	2024			

BAS  
2024

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	75,318		
TOTAL MARKET OB/XF VALUE	8,800		
TOTAL LAND VALUE - MARKET	71,240		
TOTAL MARKET VALUE	155,358		
SOH/AGL Deduction	17,077		
ASSESSED VALUE	138,281		
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE	86,870		
TOTAL JUST VALUE	155,358		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	137,130		
PERMIT NUM			
000046920	DESCRIPTION	AMT	ISSUED
	Mobile Home		04/10/2023
SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / RSN CD
1483/2387	2/01/2023	WD U	V 11
GRANTOR: WINDHAM JOHN G			
GRANTEE: PASTERNAK SAMANTHA			
BUILDING NOTES			
BUILDING DIMENSIONS			
BAS=[YR=2024;ORIG=21,14] E56 S27 W56 N27 \$			

EXTRA FEATURES		TOTALS	
L	OB/XF CODE	DESCRIPTION	ADJ PRICE
1	9945	Well/Sept	7,000.00
2	0296	SHED METAL	1,800.00

TOTAL OB/XF											
L	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	9945	Well/Sept	0	100	0	1.00	UT	7,000.00	7,000.00	100	2024
2	0296	SHED METAL	0	100	0	1.00	UT	1,800.00	1,800.00	100	2024
8,800											

LAND DESCRIPTION											
L	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D
1	0200	C	MBL HM	100					5.48	AC	1.00

TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1.00	13,000.00	13,000.00	71,240							