BEG NE COR OF SE1/4 OF NE1/4, RU
FT, S 300 FT, W 844.42 FT, N 320
FT TO POB, EX E 50 FT FOR CO RD

MASUKHANI DAWN M/LEE WILLIAM JUSTIN
400 SW CHARLES TER
LAKE CITY, FL 32024

2027

25-4S-15-00397-000

BUILDING CHARACTERISTICS

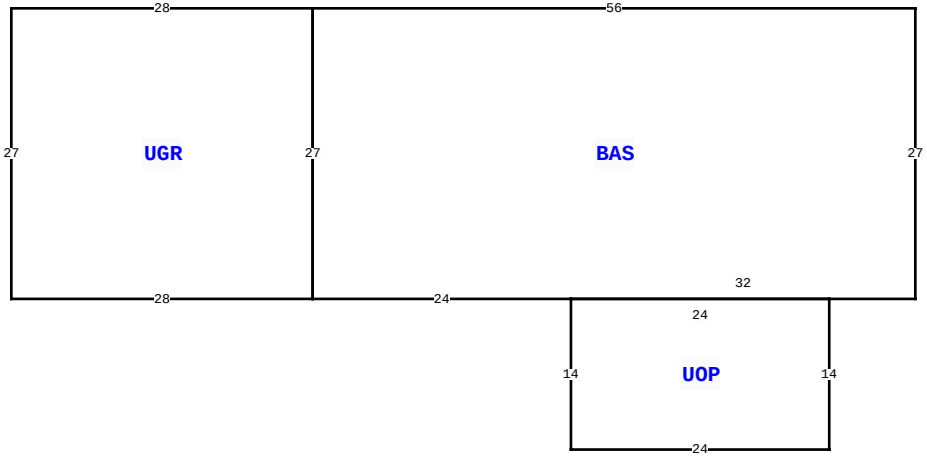
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	25415.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100		1,512	91,185
UGR	756	45		340	20,505
UOP	336	25		84	5,066
TOTALS	2,604			1,936	116,755

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,936	117.9000	109.65	212,282	2004	2004	0	0	0	45.00	55.00

2 MANUF 1 100% - 2025 Heated Area: 1512 HX Base Yr 2025



348 SW CHARLES TER, 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	0166	CONC,PAVMT	0	100	28	30	840.00	UT	2.50	2.50	100	2005	2005	3	100	2,100	
2	0296	SHED METAL	0	100	16	24	384.00	UT	2.63	2.63	100	1996	1996	3	100	1,008	
3	0070	CARPORT UF	0	100	15	24	360.00	UT	0.70	0.70	100	1996	1996	3	100	252	
4	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	300	
5	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
6	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
7	0030	BARN,MT	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2026	2025		100	6,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		116,755
TOTAL MARKET OB/XF VALUE		23,660
TOTAL LAND VALUE - MARKET		124,960
TOTAL MARKET VALUE		169,324
SOH/AGL Deduction		0
ASSESSED VALUE		169,324
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		117,913
TOTAL JUST VALUE		265,375
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		266,632

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21875	M H	340	05/17/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1383/2080	1/18/2019	LE	U	I	14	100
GRANTOR: LEE BARBARA J						
GRANTEE: LEE BARBARA J (ENH						
1379/2213	1/18/2019	LE	U	I	11	100
GRANTOR: BARBARA LEE (ENH LIFE						
GRANTEE: D M MANSUKHANI & W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 UGR= W28 S27 E28 N27$ S27 E24 UOP= S14 E24 N14 W24$ E32 N27$.

LAND DESCRIPTION

TOTAL OB/XF 23,660

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		A-1	0.00	0.00	1.40	AC		1.00	1.00	1.00	11,000.00	11,000.00	15,400							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	8.96	AC		1.00	1.00	1.00	280.00	280.00	2,509							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	8.96	AC		1.00	1.00	1.00	11,000.00	11,000.00	98,560							
4	0200	C	MBL HM	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,000							

REVIEW DATE 06/04/2025 BY KS Total Acres: 11.36 Total Land Value: 28,909 Market: 98,560 Agricultural: 2,509 Common: 26,400 PRINTED 11/17/2026 BY SYS