

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

2026

25-4S-15-00397-000


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	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
Architectural	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
BAS	1,512	100	
UGR	756	45	
UOP	336	25	
TOTALS	2,604		

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	110.83	214,567	2004	2004	0	0	45.00	55.00
2 MANUF 1		100% - 2025		Heated Area: 1512				HX Base Yr 2025			

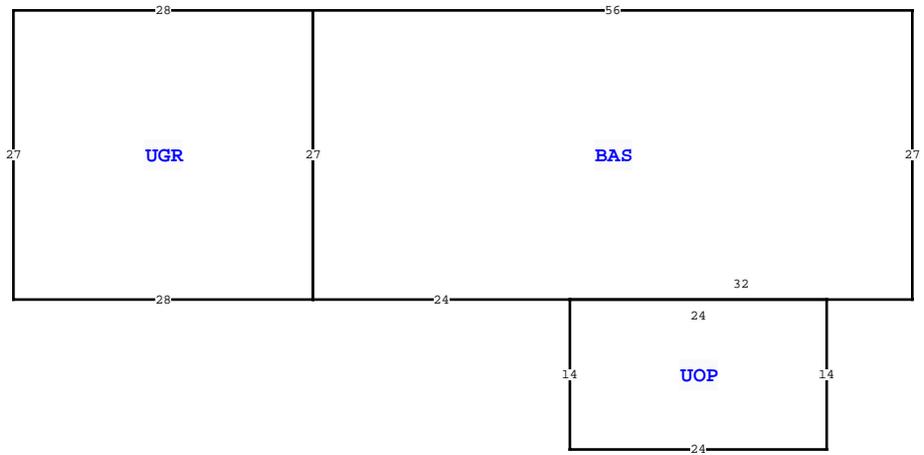


Diagram showing UGR (27x28), BAS (56x27), and UOP (24x14) areas.

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	1,512	92,166
UGR	756	45	340	20,725
UOP	336	25	84	5,121

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			118,012
TOTAL MARKET OB/XF VALUE			23,660
TOTAL LAND VALUE - MARKET			124,960
TOTAL MARKET VALUE			170,581
SOH/AGL Deduction			743
ASSESSED VALUE			169,838
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			118,427
TOTAL JUST VALUE			266,632
NCON VALUE			6,000
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			237,912

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						

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	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	

TOTALS		348 SW CHARLES TER, LAKE CITY		BLD DATE	LGL DATE	05/06/2026	MLU
TOTALS	2,604	1,936	118,012	XF DATE	LAND DATE		
				INC DATE	AG DATE		

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				
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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											