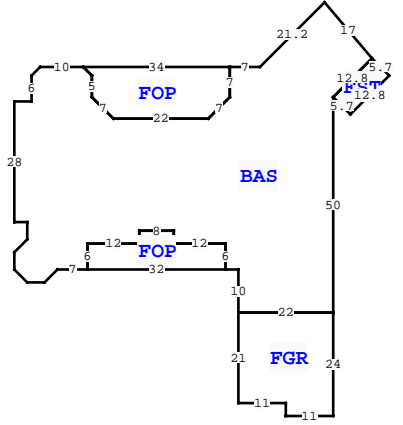
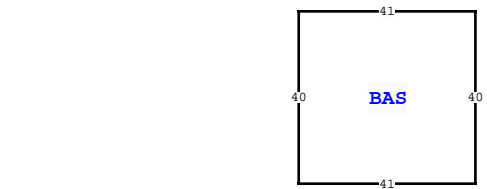


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG.	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	15	HARDTILE	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		4	100
Frame		N/A	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	02	02	100
Quality	07	07	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	26316.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,640	100	
BAS	3,320	100	
FGR	495	55	
FOP	216	30	
FOP	361	30	
FST	72	55	
TOTALS	6,104		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100% - 2020		151.99	827,586	1998	1998		0	0	27.00
Heated Area: 4960 HX Base Yr 2020											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 2	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			604,138
TOTAL MARKET OB/XF VALUE			70,745
TOTAL LAND VALUE - MARKET			51,300
TOTAL MARKET VALUE			726,183
SOH/AGL Deduction			148,163
ASSESSED VALUE			578,020
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			526,609
TOTAL JUST VALUE			726,183
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			725,020
SALE:1:1: 5.13 AC			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045397	Solar Power Syste	37,646	09/08/2022
40247	REMODEL	0	07/29/2020
13312	SFR	550	11/18/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1397/2248	10/31/2019	WD	Q	I	01	560,000
GRANTOR: CAROLYN S CASTAGNA						
GRANTEE: ABBY L EPSTEIN						
1395/1397	9/30/2019	WD	U	I	30	100
GRANTOR: JERRY J CASTAGNA						
GRANTEE: CAROLYN S CASTAGNA						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0166	CONC, PAVMT	0	100	0	0	6,969.00	UT	1.50	1.50	100
2	0280	POOL R/CON	0	100	16	27	432.00	UT	70.00	70.00	100
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100
4	0010	BARN, BLK	0	0	28	60	1,680.00	UT	16.00	16.00	60
5	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100
6	0020	BARN, FR	0	100	0	0	1,271.00	UT	12.00	12.00	60
7	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100
8	0261	PRCH, UOP	0	100	16	19	2,432.00	UT	2,432.00	2,432.00	50
9	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100
10	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100

TOTAL OB/XF											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
55,445											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	100		A-1	0.00	0.00	5.13	AC	1.00

TOT ADJ	% COND	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1.00	1.00	10,000.00	10,000.00	51,300							

BUILDING NOTES											
BAS=[ORIG=0,0] W7 S7 D5L5 W22 U5L5 N5 U2L2 W10 D2L2 S6 W4 S28 E3 S4 D3L3 S4 D3R3 E4 U3R3 E7 N6 E12 N3 E8 S3 E12 S6 E3 S10 E22 N50 U9R9 U13L11 D15L15 \$											
BAS=[ORIG=50,-30] N40 W41 S40 E41 \$											
FGR=[ORIG=-5,57] S21 E11 S3 E11 N24 W22 \$											
FOP=[ORIG=-41,0] D2R2 S5 D5R5 E22 U5R5 N7 W34 \$											
FOP=[ORIG=-40,47] E32 N6 W12 N3 W8 S3 W12 S6 \$											
FST=[ORIG=17,7] D4R4 U9R9 U4L4 D9L9 \$											

COMM NE COR OF SEC, RUN W 686.89
 545.72 FT FOR POB, CONT SW 426.2
 TO E LINE OF 60-FT PRIVATE RD SA

EPSTEIN ABBY L
 521 NW OLD MILL DR
 LAKE CITY, FL 32055

2026

26-3S-16-02305-121


BUILDING CHARACTERISTICS							MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																							
ELEMENT	CD	CONSTRUCTION					TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																					
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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																								
11	0282	POOL ENCL	0 100	0	0	1,360.00	UT	15.00	15.00	100	2021	2020		75	15,300																									

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