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

2027

26-3S-16-02305-121

BUILDING CHARACTERISTICS

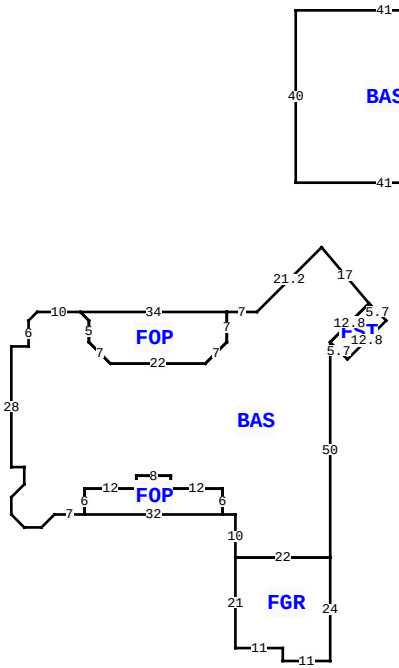
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame		N/A 100
Stories	1.	1. 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,640	100		1,640	175,569
BAS	3,320	100		3,320	355,421
FGR	495	55		272	29,119
FOP	216	30		65	6,958
FOP	361	30		108	11,562
FST	72	55		40	4,282
TOTALS	6,104			5,445	582,912

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	5,445	133.3216	146.65	798,509	1998	1998	0	0	0	27.00	73.00

1 SINGLE FAM 100% - 2020 Heated Area: 4960 HX Base Yr 2020



521 NW OLD MILL DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	582,912
TOTAL MARKET OB/XF VALUE	70,745
TOTAL LAND VALUE - MARKET	51,300
TOTAL MARKET VALUE	704,957
SOH/AGL Deduction	110,080
ASSESSED VALUE	594,877
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	543,466
TOTAL JUST VALUE	704,957
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	715,569

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						

BUILDING NOTES

BUILDING DIMENSIONS

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 $
.

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	0	0	6,969.00	UT	1.50	1.50	100	1998	1998	3	100	10,454	
2	0280	POOL R/CON	0	100	16	27	432.00	UT	70.00	70.00	100	2000	2000	3	40	12,096	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	600	
4	0010	BARN,BLK	0	0	28	60	1,680.00	UT	16.00	16.00	60	2009	2009	3	60	16,128	
5	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	200	
6	0020	BARN,FR	0	100	0	0	1,271.00	UT	12.00	12.00	60	2009	2009	3	60	9,151	
7	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	200	
8	0261	PRCH, UOP	0	100	16	19	1.00	UT	2,432.00	2,432.00	50	2009	2009	3	50	1,216	
9	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1998	1998	3	100	1,200	
10	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2021	2020		70	4,200	

LAND DESCRIPTION

TOTAL OB/XF 55,445

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	0100	C	SFR	100		A-1	0.00	0.00	5.13	AC		1.00	1.00	1.00	10,000.00	10,000.00	51,300							

REVIEW DATE 05/23/2023 BY KB Total Acres: 5.13 Total Land Value: 51,300 Market: 0 Agricultural: 0 Common: 51,300 PRINTED 11/17/2026 BY SYS

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

2027

26-3S-16-02305-121

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

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	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE		LGL DATE	04/10/2025 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 — 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		582,912
TOTAL MARKET OB/XF VALUE		70,745
TOTAL LAND VALUE - MARKET		51,300
TOTAL MARKET VALUE		704,957
SOH/AGL Deduction		110,080
ASSESSED VALUE		594,877
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		543,466
TOTAL JUST VALUE		704,957
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		715,569

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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						

BUILDING NOTES

BUILDING DIMENSIONS

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
11	0282	POOL ENCL	0	100	0	0	1,360.00	UT	15.00	15.00	100	2021	2020		75	15,300	

TOTAL OB/XF 15,300

LAND DESCRIPTION

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

REVIEW DATE 05/23/2023 BY KB — Total Acres: 5.13 — Total Land Value: 51,300 — Market: 0 — Agricultural: 0 — Common: 51,300 — PRINTED 11/17/2026 BY SYS