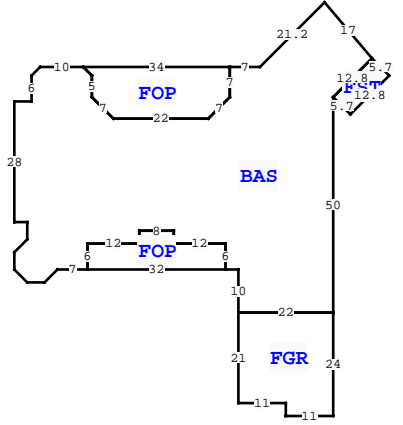
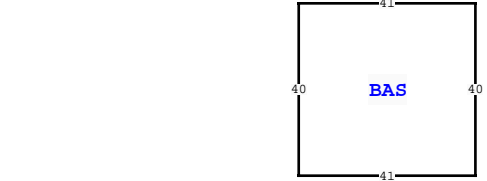


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG.	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	15	HARDTILE	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		4	100
Frame		N/A	100
Stories	1.	1.	100
Architectural	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								
Heated Area: 4960						HX Base Yr 2020					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 2
VALUATION SUMMARY		
VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		593,524
TOTAL MARKET OB/XF VALUE		70,745
TOTAL LAND VALUE - MARKET		51,300
TOTAL MARKET VALUE		715,569
SOH/AGL Deduction		137,549
ASSESSED VALUE		578,020
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		526,609
TOTAL JUST VALUE		715,569
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		725,020

SALE:1:1: 5.13 AC			
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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
TOTALS											
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

YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1998	1998	3	100	10,454	
2000	2000	3	40	12,096	
2009	2009	3	100	600	
2009	2009	3	60	16,128	
2009	2009	3	100	200	
2009	2009	3	60	9,151	
2009	2009	3	100	200	
2009	2009	3	50	1,216	
1998	1998	3	100	1,200	
2021	2020		70	4,200	

BUILDING NOTES											
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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 \$											

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									
																						VALUATION BY STANDARD Tax Group: 2 Tax Dist: BUILDING MARKET VALUE 593,524 TOTAL MARKET OB/XF VALUE 70,745 TOTAL LAND VALUE - MARKET 51,300 TOTAL MARKET VALUE 715,569 SOH/AGL Deduction 137,549 ASSESSED VALUE 578,020 TOTAL EXEMPTION VALUE 51,411 HX HB BASE TAXABLE VALUE 526,609 TOTAL JUST VALUE 715,569 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 725,020									
DOR CODE 0100 SINGLE FAMILY																				PERMIT NUM DESCRIPTION AMT ISSUED											
MAP NUM MKT AREA 06																															
NEIGHBORHOOD/LOC 26316.00 1.00/																				SALES DATA											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE															OFF RECORD Number DATE TYPE INST Q / 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											
TOTALS																				BLD DATE LGL DATE 04/10/2025 MLU											
EXTRA FEATURES																				BUILDING NOTES											
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	BUILDING DIMENSIONS														
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 15,300																					
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							
REVIEW DATE 05/23/2023 BY KB Total Acres: 5.13 Total Land Value: 51,300 Market: 0 Agricultural: 0 Common: 51,300 PRINTED 06/09/2026 BY SYS																															