LOT 2 CHESTNUT SPRINGS.
QC 1513-378,

WASHINGTON STREET HOLDINGS LLC
PO BOX 1330
LAKE CITY, FL 32056

2027

28-3S-17-11915-202

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	28317.080	1.00/

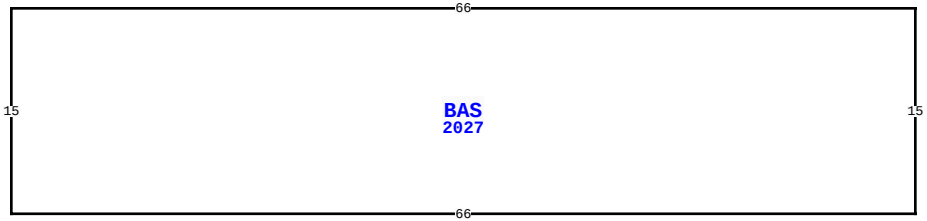
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	990	100	2027	990	105,247
TOTALS	990			990	105,247

379 NE CHESTNUT AVE, LAKE CITY

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	990	113.0000	108.48	107,395	2026	2026	0	0	0	2.00	98.00

1 MANUF 2 0% - 2027 Heated Area: 990 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	105,247
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	5,882
TOTAL MARKET VALUE	111,129
SOH/AGL Deduction	0
ASSESSED VALUE	111,129
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	111,129
TOTAL JUST VALUE	111,129
NCON VALUE	105,247
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	5,882

PERMIT NUM	DESCRIPTION	AMT	ISSUED
			10/22/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1513/378	4/24/2024	QC	U	V	11	100

GRANTOR: GATEWAY DEVELOPMENT L

GRANTEE: WASHINGTON STREET H

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2027;ORIG=20,11] E66 S15 W66 N15 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0			0.00	0.00	7,842.00	SF		1.00	1.00	1.00	0.75	0.75	5,882							

REVIEW DATE 01/30/2026 BY JB Total Acres: 0.18 Total Land Value: 5,882 Market: 0 Agricultural: 0 Common: 5,882 PRINTED 11/17/2026 BY SYS