COMM SE COR OF SW1/4, RUN N 33 D
FOR POB, CONT N 33 DEG W 336.40
E 1224.86 FT TO W R/W CR-252, S

KARTNER RANDY/KARTNER MISTY
5944 SE COUNTY ROAD 252
LAKE CITY, FL 32025

2027

30-4S-18-10513-006

BUILDING CHARACTERISTICS

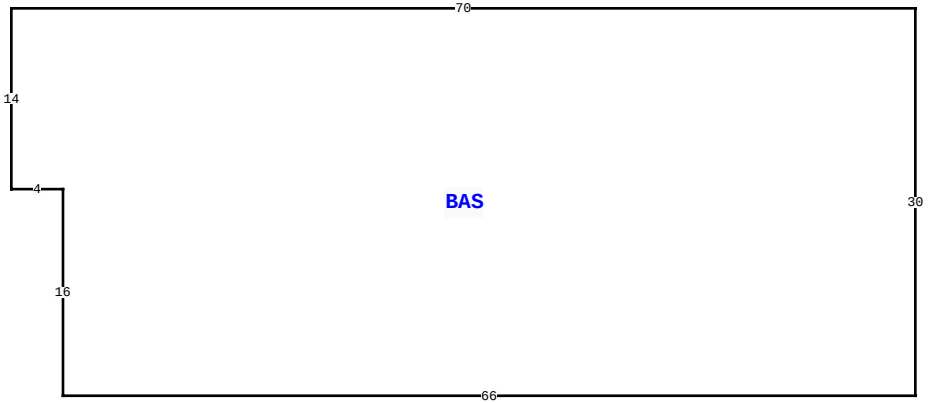
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 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 04
NEIGHBORHOOD/LOC	1418.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,036	100		2,036	214,645
TOTALS	2,036			2,036	214,645

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0203	02	2,036	114.5000	113.36	230,801	2021	2021	0	0	0	7.00	93.00

1 MANUF 3 100% - 2026 Heated Area: 2036 HX Base Yr 2026



5944 SE COUNTY ROAD 252 , LAKE CITY

BLD DATE		LGL DATE	04/11/2025 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

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	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	900	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	800	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0040	BARN,POLE	0	100	30	50	1.00	UT	24,000.00	24,000.00	100	2027	2026		100	24,000	
5	0296	SHED METAL	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2027	2026		100	1,200	
6	0296	SHED METAL	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2027	2026		100	1,200	
7	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100	2027	2026		100	7,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		214,645
TOTAL MARKET OB/XF VALUE		42,100
TOTAL LAND VALUE - MARKET		70,140
TOTAL MARKET VALUE		326,885
SOH/AGL Deduction		0
ASSESSED VALUE		326,885
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		270,474
TOTAL JUST VALUE		326,885
NCON VALUE		33,400
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		295,643

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055359	Mobile Home		05/18/2026
39604	M H	0	04/15/2020
28515	M H	574	04/28/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1551/733	10/01/2025	WD	U	I	11	100
GRANTOR: KATNER FRANK						
GRANTEE: KATNER RANDY						
1549/2121	9/11/2025	WD	Q	I	01	375,000
GRANTOR: ADER LINK FAMILY REVO						
GRANTEE: KARTNER RANDY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=80,20] W70 S14 E4 S16 E66 N30 $
.

LAND DESCRIPTION

TOTAL OB/XF 42,100

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	100		A-1	0.00	0.00	10.02	AC		1.00	1.00	1.00	7,000.00	7,000.00	70,140							

REVIEW DATE 05/04/2026 BY Nick Total Acres: 10.02 Total Land Value: 70,140 Market: 0 Agricultural: 0 Common: 70,140 PRINTED 11/16/2026 BY SYS