

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

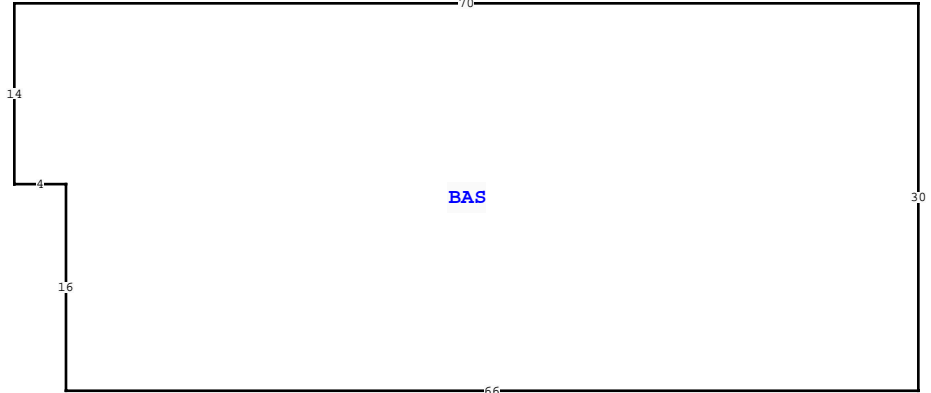
KARTNER RANDY/KARTNER MISTY
 5944 SE COUNTY ROAD 252
 LAKE CITY, FL 32025

2026

30-4S-18-10513-006


ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
31	VINYL SID 100				
00	N/A 0				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
13	LAM/VNLPLK 50				
14	CARPET 50				
03	CENTRAL 100				
04	AIR DUCTED 100				
	3 100				
	2 100				
01	NONE 100				
1.	1. 100				
	0 100				
03	03 100				
01	01 100				
05	05				
0200	MOBILE HOME				
			04		
		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	216,803
TOTALS	2,036			2,036	216,803

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	114.50	233,122	2021	2021	0	0	7.00	93.00		
1 MANUF 3		100% - 2026		Heated Area: 2036				HX Base Yr 2026					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		216,803	
TOTAL MARKET OB/XF VALUE		8,700	
TOTAL LAND VALUE - MARKET		70,140	
TOTAL MARKET VALUE		295,643	
SOH/AGL Deduction		0	
ASSESSED VALUE		295,643	
TOTAL EXEMPTION VALUE		HX HB VX 56,411	
BASE TAXABLE VALUE		239,232	
TOTAL JUST VALUE		295,643	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		308,933	

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						

EXTRA FEATURES																
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
1	0060	CARPOT F	0	100	0	0	1.00	UT	0.00	100	2019	2019	3	100	900	
2	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	100	2019	2019	3	100	800	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	100			3	100	7,000	

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[ORIG=80,20] W70 S14 E4 S16 E66 N30 \$	

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	DPH 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							