BEG SW COR OF NW1/4 OF NW1/4, N
1071.21 FT, S 676.71 FT TO S LIN
NW1/4, W 1038.11 FT TO POB.

CASTAGNA CAROLYN
1023 SW HARBOR LANE
LAKE CITY, FL 32024

2027

31-3S-16-02415-000

BUILDING CHARACTERISTICS

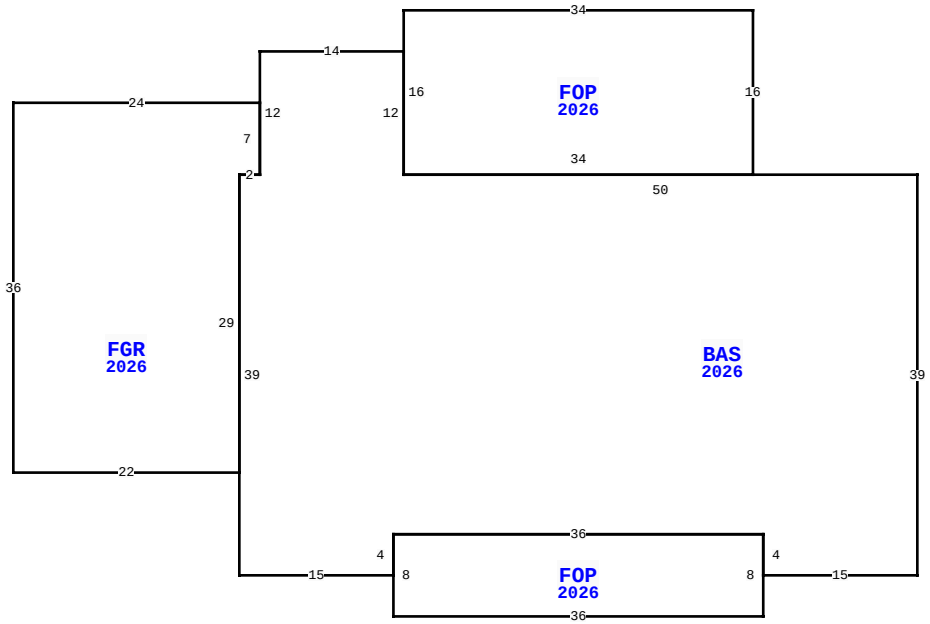
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	31316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,598	100	2026	2,598	323,087
FGR	806	55	2026	443	55,091
FOP	288	30	2026	86	10,695
FOP	544	30	2026	163	20,271
TOTALS	4,236			3,290	409,144

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,290	113.0535	124.36	409,144	2025	2025	0	0	0	0.00	100.00

1 SINGLE FAM 100% - 2026 Heated Area: 2598 HX Base Yr 2026



1023 SW ARBOR LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/04/2026 MLU
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	0166	CONC,PAVMT	0	100	0	0	1,680.00	UT	5.00	5.00	100	2026	2025		100	8,400	
2	0282	POOL ENCL	0	100	28	35	980.00	UT	15.00	15.00	100	2026	2025		95	13,965	
3	0280	POOL R/CON	0	100	16	32	512.00	UT	70.00	70.00	100	2026	2025		98	35,123	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	409,144
TOTAL MARKET OB/XF VALUE	57,488
TOTAL LAND VALUE - MARKET	124,125
TOTAL MARKET VALUE	590,757
SOH/AGL Deduction	77,096
ASSESSED VALUE	513,661
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	462,250
TOTAL JUST VALUE	590,757
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	598,193

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052567	Swimming Pool and	58,300	10/28/2025
000053865	Screen Enclosure	17,450	08/18/2025
000050129	New Residential C	200,000	06/17/2024
000049984	Right-of-Way Acce		05/29/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1515/1289	5/29/2024	LE	U	V	14	100
GRANTOR: CASTAGNA JERRY LIVING						
GRANTEE: CASTAGNA CAROLYN (E						
1500/842	10/06/2023	WD	U	V	11	100
GRANTOR: CASTAGNA JERRY J						
GRANTEE: CASTAGNA JERRY LIVI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=-16,-20] W50 N12 W14 S12 W2 S39 E15 N4 E36 S4 E15 N39 $
FOP=[YR=2026;ORIG=-66,-36] E34 S16 W34 N16 $
FOP=[YR=2026;ORIG=-67,15] E36 S8 W36 N8 $
FGR=[YR=2026;ORIG=-80,-27] W24 S36 E22 N29 E2 N7 $
.

LAND DESCRIPTION

TOTAL OB/XF 57,488

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			0.00	0.00	16.55	AC		1.00	1.00	1.00	7,500.00	7,500.00	124,125							

REVIEW DATE 04/15/2026 BY robin Total Acres: 16.55 Total Land Value: 124,125 Market: 0 Agricultural: 0 Common: 124,125 PRINTED 11/17/2026 BY SYS