

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

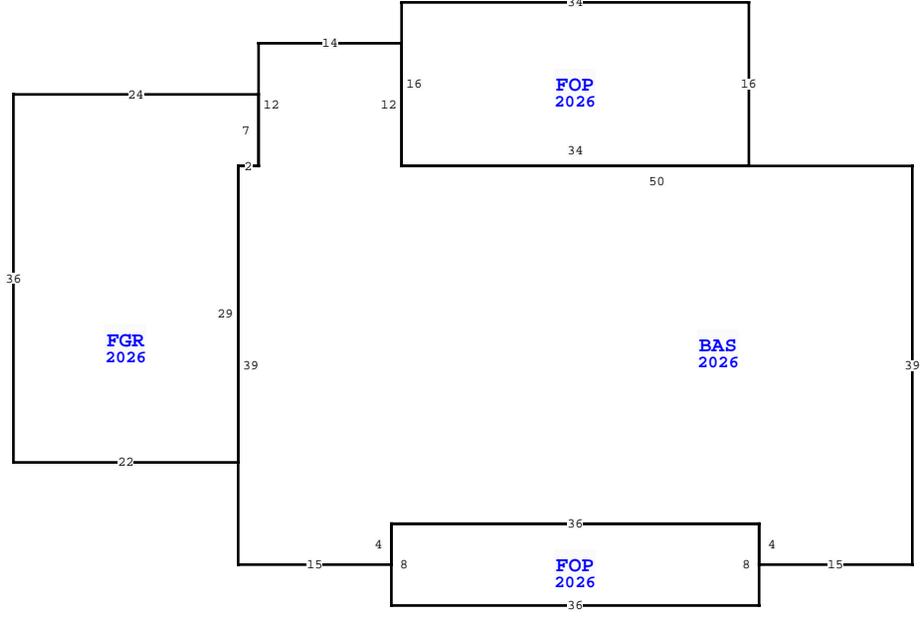
2026

31-3S-16-02415-000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Exterior Wall	00	N/A	0
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Interior Floor	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
BAS	2,598	100	2026
FGR	806	55	2026
FOP	288	30	2026
FOP	544	30	2026
TOTALS	4,236		

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%	- 2026								
				Heated Area: 2598			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			416,580
TOTAL MARKET OB/XF VALUE			57,488
TOTAL LAND VALUE - MARKET			124,125
TOTAL MARKET VALUE			598,193
SOH/AGL Deduction			99,493
ASSESSED VALUE			498,700
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			447,289
TOTAL JUST VALUE			598,193
NCON VALUE			474,068
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			115,850

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

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0166	CONC, PAVMT	0	100	0	0	UT	5.00	5.00	100	2026
2	0282	POOL ENCL	0	100	28	35	UT	15.00	15.00	100	2026
3	0280	POOL R/CON	0	100	16	32	UT	70.00	70.00	100	2026

TOTAL OB/XF												57,488			
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE							05/04/2026	MLU		

BUILDING NOTES											
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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			
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	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										