

COMM NW COR OF SEC, S 433.96 FT  
S 213.60 FT, E 1071.21 FT, N 214  
1081.52 FT TO POB.

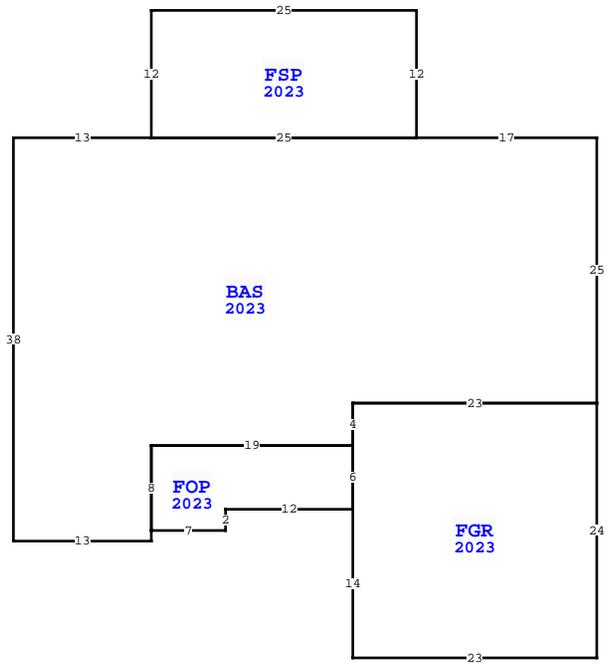
CASTAGNA HOLLY RANAE  
639 SW HUNTER RD  
LAKE CITY, FL 32024

**2026**

31-3S-16-02415-004

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	07	07	
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	1,620	100	2023
FGR	552	55	2023
FOP	128	35	2023
FSP	300	40	2023
TOTALS	2,600		

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% - 2023									
Heated Area: 1620						HX Base Yr 2023					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			327,090
TOTAL MARKET OB/XF VALUE			14,420
TOTAL LAND VALUE - MARKET			60,000
TOTAL MARKET VALUE			401,510
SOH/AGL Deduction			35,387
ASSESSED VALUE			366,123
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			314,712
TOTAL JUST VALUE			401,510
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			394,089

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043794	Storage Building	4,001	02/28/2022
000043511	New Residential C	140,000	01/12/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1452/737	8/31/2021	WD	U	V	11	100

GRANTOR: CASTAGNA JERRY J  
GRANTEE: CASTAGNA HOLLY RANA

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0030	BARN,MT	0	100	24	25	1.00	UT	12,500.00	100	2023
2	0166	CONC,PAVMT	0	100	0	0	640.00	UT	3.00	100	2023

TOTAL OB/XF												14,420			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T				
1	0100	C	SFR				0.00	0.00	5.00	AC	1.00				

BUILDING NOTES											
BAS=[YR=2023;ORIG=50,11] S38 E13 N1 N8 E19 N4 E23 N25 W17 W25 W13 \$											
FGR=[YR=2023;ORIG=82,36] S4 S6 S14 E23 N24 W23 \$											
FSP=[YR=2023;ORIG=63,-1] E25 S12 W25 N12 \$											
FOP=[YR=2023;ORIG=63,40] S8 E7 N2 E12 N6 W19 \$											

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	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR				0.00	0.00	5.00	AC	1.00	1.00	1.00	12,000.00	12,000.00	60,000							