LOT 23 PINE HAVEN S/D.

803-1574, CD 850-279, 922-1505,

YNCLAN JUSTIN L
4420 PACKARD DR
JACKSONVILLE, FL 32246

2027

31-5S-16-03744-123

BUILDING CHARACTERISTICS

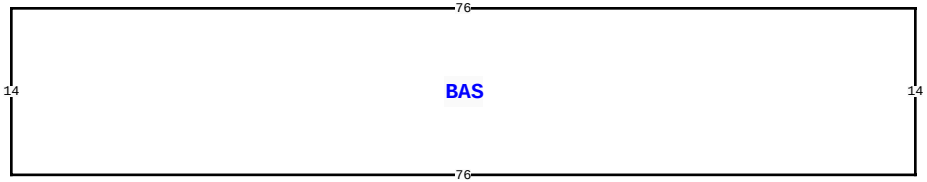
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 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 02
NEIGHBORHOOD/LOC	31516.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,064	100		1,064	50,562
TOTALS	1,064			1,064	50,562

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,064	92.9000	86.40	91,930	1990	1990	0	0	0	45.00	55.00

1 MANUF 1 0% - 2026 Heated Area: 1064 HX Base Yr



352 SW GRAPE ST, LAKE CITY

BLD DATE		LGL DATE	05/10/2024 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	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2000	2000	3	100	400	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	50,562
TOTAL MARKET OB/XF VALUE	7,400
TOTAL LAND VALUE - MARKET	90,000
TOTAL MARKET VALUE	147,962
SOH/AGL Deduction	0
ASSESSED VALUE	147,962
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	147,962
TOTAL JUST VALUE	147,962
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	148,505

PERMIT NUM	DESCRIPTION	AMT	ISSUED
12838	M H	125	07/31/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1555/2479	12/05/2025	PB	U	I	18	0
GRANTOR: CLERK OF COURT (YNCLA						
GRANTEE: YNCLAN JUSTIN L						
0922/1505	3/09/2001	WD	Q	I		57,500
GRANTOR: YVONNE & MICHAEL MCCL						
GRANTEE: TRACY YNCLAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S14 E76 N14$.

LAND DESCRIPTION

TOTAL OB/XF 7,400

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	0		A-1	0.00	0.00	2.00	LT		1.00	1.00	0.90	50,000.00	45,000.00	90,000							

REVIEW DATE 03/24/2026 BY AJ Total Acres: 10.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 11/17/2026 BY SYS