

LOT 23 PINE HAVEN S/D.
803-1574, CD 850-279, 922-1505,

YNCLAN JUSTIN L
4420 PACKARD DR
JACKSONVILLE, FL 32246

2026

31-5S-16-03744-123
31-5S-16-03744-123

ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
03	BELOW AVG. 100				
03	GABLE/HIP 100				
01	MINIMUM 100				
05	DRYWALL 100				
14	CARPET 90				
08	SHT VINYL 10				
03	CENTRAL 100				
04	AIR DUCTED 100				
2	100				
2	100				
1.	1. 100				
01	CONV 100				
0	100				
03	03 100				
01	01 100				
05	05				
0200	MOBILE HOME				
			02		
		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	51,105
TOTALS	1,064			1,064	51,105

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
2021	02	1,064	92.9000	87.33	92,919	1990	1990		0	0	45.00	55.00	
1 MANUF 1 0% - 2026 Heated Area: 1064 HX Base Yr													
				BLD DATE					LGL DATE				
				XF DATE					LAND DATE	05/10/2024	MLU		
				INC DATE					AG DATE				

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		51,105	
TOTAL MARKET OB/XF VALUE		7,400	
TOTAL LAND VALUE - MARKET		90,000	
TOTAL MARKET VALUE		148,505	
SOH/AGL Deduction		0	
ASSESSED VALUE		148,505	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		148,505	
TOTAL JUST VALUE		148,505	
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						

EXTRA FEATURES		352 SW GRAPE ST, LAKE CITY															
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	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	

BUILDING NOTES																
BUILDING DIMENSIONS																
BAS= W76 S14 E76 N14\$.																

LAND DESCRIPTION										TOTAL OB/XF										7,400				
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	0		A-1	0.00	0.00	2.00	LT		1.00	1.00	0.90	50,000.00	45,000.00	90,000							