

AKA LOT 21-A PINE ACRES UNREC: C
 OF W1/2 OF SEC, RUN E 248.36 FT,
 FT, W 678.94 FT FOR POB, RUN S 6

PARK KELSEY
 232 SW BEAUREGARD GLN
 LAKE CITY, FL 32024

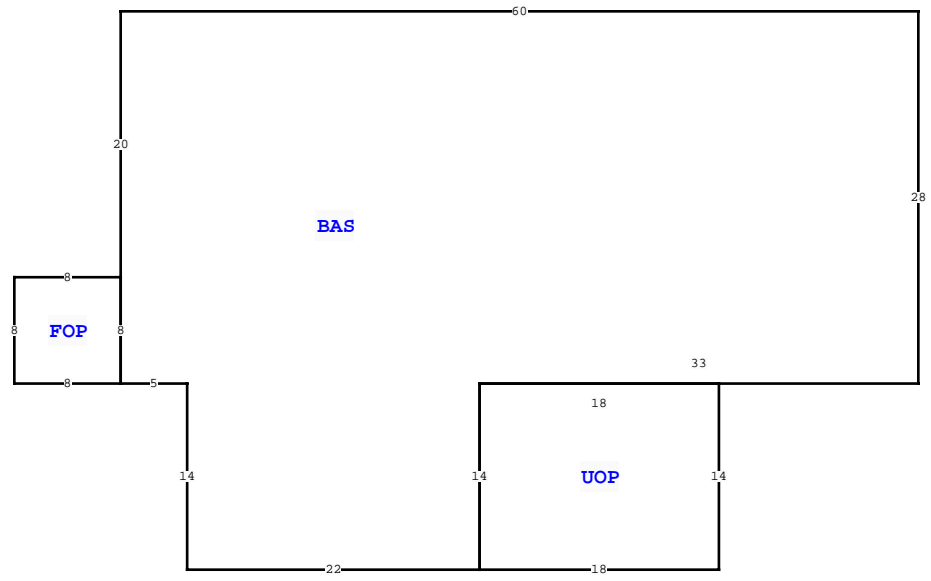
2026

31-5S-16-03744-321



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Stories	1.	1.	100
Architectural	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	31516.030	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,988	100	
FOP	64	35	
UOP	252	25	
TOTALS	2,304		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MANUF	1	100%	- 2023	Heated Area: 1988					HX Base Yr 2023	



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VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			201,742
TOTAL MARKET OB/XF VALUE			32,880
TOTAL LAND VALUE - MARKET			110,220
TOTAL MARKET VALUE			344,842
SOH/AGL Deduction			35,141
ASSESSED VALUE			309,701
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			258,290
TOTAL JUST VALUE			344,842
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			329,812

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045866	Mobile Home		11/08/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1382/1274	4/12/2019	WD Q	Q	I	01	145,000
GRANTOR: JASON C & JESSICA H L						
GRANTEE: KELSEY PARK						
1312/0823	10/17/2014	WD U	U	I	12	100
GRANTOR: 21ST MORTGAGE CORPORA						
GRANTEE: JASON C & JESSICA H						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0294	SHED WOOD/	0	100	11	16	176.00	UT	7.50	7.50	70
2	0251	LEAN TO W/	0	100	8	16	128.00	UT	2.00	2.00	100
3	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100
5	0070	CARPOR UF	0	100	0	0	1.00	UT	0.00	0.00	100
6	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100
7	0296	SHED METAL	0	100	0	0	1.00	UT	2,800.00	2,800.00	100
8	0169	FENCE/WOOD	0	100	0	0	1.00	UT	2,000.00	2,000.00	100
9	0030	BARN,MT	0	100	0	0	1.00	UT	15,000.00	15,000.00	100

TOTAL OB/XF												32,880												
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	1.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,000							
2	0200	C	MBL HM	100		A-1	0.00	0.00	9.02	AC		1.00	1.00	1.00	11,000.00	11,000.00	99,220							

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W60 S20 FOP= W8 S8 E8 N8\$ S8 E5 S14 E22 UOP= E18 N14 W18 S14\$ N14 E33 N28\$.	

