(AKA LOT 22 PINE ACRES UNREC). C
OF SE1/4, RUN E 248.36 FT, N 285
POB, CONT N 582.65 FT TO C/L OF

GONZALEZ YASSEL MORENO
322 SW CANTALOUPE AVE
LAKE CITY, FL 32024

2027

31-5S-16-03744-322

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	0	0 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0101	SFRES/SFRES

MAP NUM | MKT AREA 02

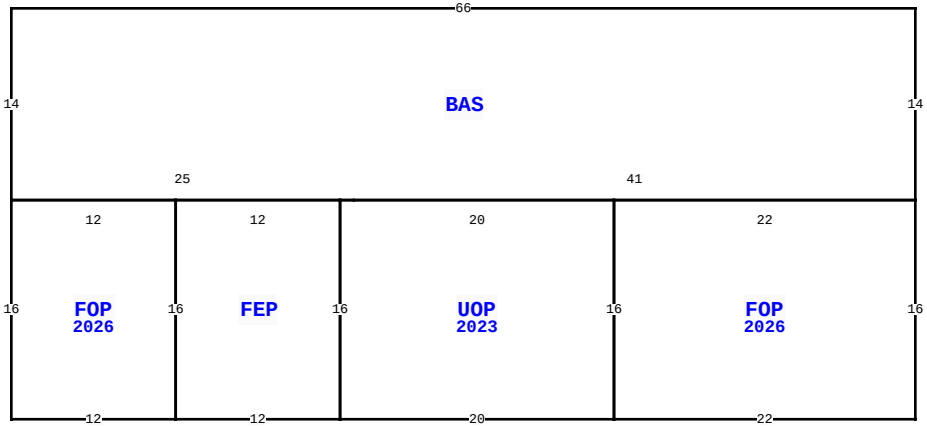
NEIGHBORHOOD/LOC 31516.030 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	47,079
FEP	192	85		163	8,305
FOP	192	35	2026	67	3,414
FOP	352	35	2026	123	6,267
UOP	320	25	2023	80	4,076
TOTALS	1,980			1,357	69,142

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	1,357	115.8000	92.64	125,712	1986	2000	0	0	0	45.00	55.00

1 MANUF 1 0% - 2026 Heated Area: 924 HX Base Yr



322 SW CANTALOUPE AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
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	2008	2008	3	100	600	
2	0020	BARN,FR	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,200	
3	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	400	
4	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	
5	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
6	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2020	2020	3	100	1,000	
7	0040	BARN,POLE	0	0	0	0	1.00	UT	4,500.00	4,500.00	100	2026	2025		100	4,500	
8	0280	POOL R/CON	0	0	16	28	448.00	UT	70.00	70.00	100	2026	2025		98	30,733	
9	0070	CARPORT UF	0	0	0	0	1.00	UT	500.00	500.00	100	2026	2025		100	500	
10	0040	BARN,POLE	0	0	0	0	1.00	UT	200.00	200.00	100	2026	2025		100	200	

LAND DESCRIPTION

TOTAL OB/XF 46,333

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	10.38	AC		1.00	1.00	1.00	11,000.00	11,000.00	114,180							

REVIEW DATE 03/24/2026 BY JB Total Acres: 10.38 Total Land Value: 114,180 Market: 0 Agricultural: 0 Common: 114,180 PRINTED 11/17/2026 BY SYS

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	69,142
TOTAL MARKET OB/XF VALUE	100,333
TOTAL LAND VALUE - MARKET	114,180
TOTAL MARKET VALUE	283,655
SOH/AGL Deduction	0
ASSESSED VALUE	283,655
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	283,655
TOTAL JUST VALUE	283,655
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	284,521

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1554/821	11/13/2025	WD	Q	I	01	300,000
GRANTOR: ROJAS YOSVANY						
GRANTEE: GONZALEZ YASSEL MOR						
1478/1735	10/27/2022	WD	Q	I	01	180,000
GRANTOR: PEREZ MARISOL						
GRANTEE: ROJAS YOSVANY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W66 S14 E25 E41 N14 $
FOP=[YR=2026;ORIG=-22,14] E22 S16 W22 N16 $
UOP=[YR=2023;ORIG=-22,14] W20 S16 E20 N16 $
FEP=[ORIG=-54,14] S16 E12 N16 W12 $
FOP=[YR=2026;ORIG=-54,14] W12 S16 E12 N16 $
.

(AKA LOT 22 PINE ACRES UNREC). C
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POB, CONT N 582.65 FT TO C/L OF

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31-5S-16-03744-322

BUILDING CHARACTERISTICS

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NEIGHBORHOOD/LOC	31516.030 1.00/		

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TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE		LGL DATE	
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COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 — 3

VALUATION SUMMARY

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GRANTEE: GONZALEZ YASSEL MOR						
1478/1735	10/27/2022	WD	Q	I	01	180,000
GRANTOR: PEREZ MARISOL						
GRANTEE: ROJAS YOSVANY						

BUILDING NOTES

BUILDING DIMENSIONS

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
11	0020	BARN,FR	0	0	38	52	1.00	UT	12,000.00	12,000.00	100	2026	2025		100	12,000	
12	0169	FENCE/WOOD	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2026	2025		100	2,000	
13	0001	RES MISC	0	0	0	0	2.00	UT	20,000.00	20,000.00	100	2026	2025		100	40,000	

LAND DESCRIPTION

TOTAL OB/XF 54,000

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

REVIEW DATE 03/24/2026 BY JB Total Acres: 10.38 Total Land Value: 114,180 Market: 0 Agricultural: 0 Common: 114,180 PRINTED 11/17/2026 BY SYS