

(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

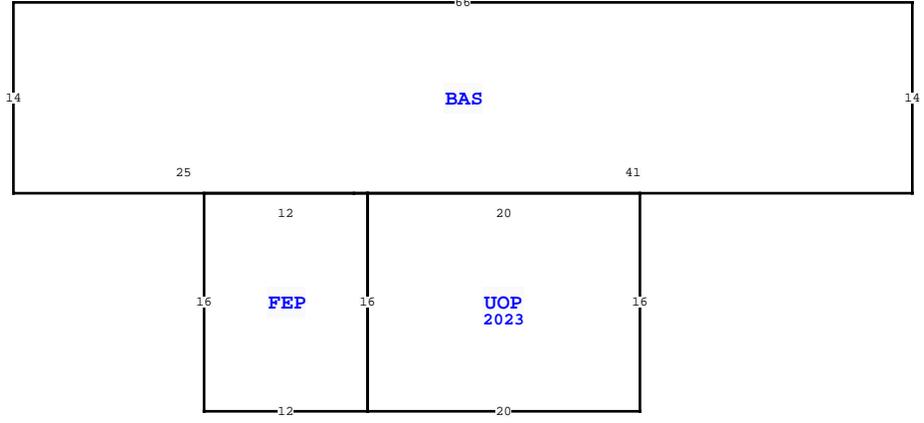
2026

31-5S-16-03744-322



ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
05	AVERAGE 100				
03	GABLE/HIP 100				
14	PREFIN MT 100				
04	PLYWOOD 100				
14	CARPET 80				
08	SHT VINYL 20				
03	CENTRAL 100				
04	AIR DUCTED 100				
	Bedrooms 3 100				
	Bathrooms 2 100				
	Stories 0 100				
01	CONV 100				
03	03 100				
01	01 100				
05	05				
0200	MOBILE HOME				
	MAP NUM		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	49,432
FEP	192	85		163	8,720
UOP	320	25	2023	80	4,280
TOTALS	1,436			1,167	62,433

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0200	02	1,167	115.8000	97.27	113,514	1986	2000		0	45.00	55.00
1 MANUF 1 0% - 2026 Heated Area: 924 HX Base Yr											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			62,433
TOTAL MARKET OB/XF VALUE			10,400
TOTAL LAND VALUE - MARKET			114,180
TOTAL MARKET VALUE			187,013
SOH/AGL Deduction			0
ASSESSED VALUE			187,013
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			187,013
TOTAL JUST VALUE			187,013
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			169,434

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						

EXTRA FEATURES		322 SW CANTALOUPE AVE, 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	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	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/06/2026	MLU

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[ORIG=0,0] W66 S14 E25 E41 N14 \$											
FEP=[ORIG=-52,14] S16 E12 N16 W12 \$											
UOP=[YR=2023;ORIG=-20,14] W20 S16 E20 N16 \$											

LAND DESCRIPTION												TOTAL OB/XF 10,400												
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	10.38	AC		1.00	1.00	1.00	11,000.00	11,000.00	114,180							