

(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

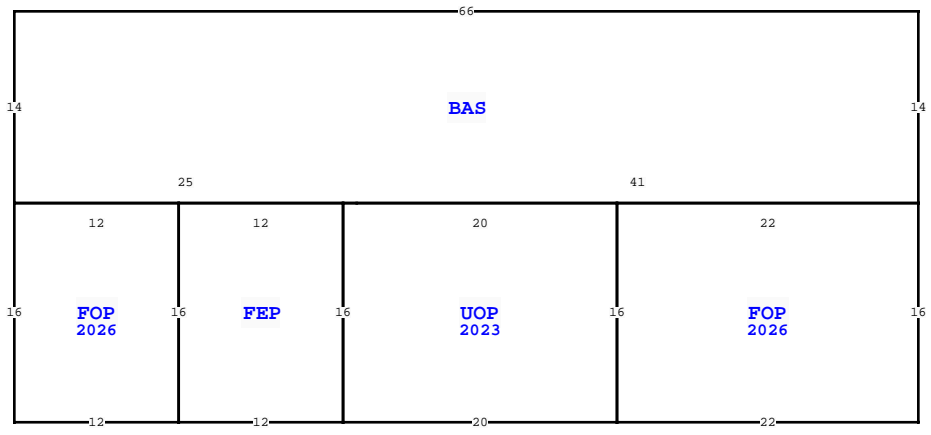
2026

31-5S-16-03744-322



ELEMENT		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 Floor	14	CARPET	80	
Interior Floor	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 MARKET VALUE
BAS	924	100		924 47,669
FEP	192	85		163 8,409
FOP	192	35	2026	67 3,457
FOP	352	35	2026	123 6,345
UOP	320	25	2023	80 4,127
TOTALS	1,980			1,357 70,008

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MANUF	1	0%	- 2026								
				Heated Area: 924								
					HX Base Yr							



COLUMBIA COUNTY PROPERTY		PAGE 1 of 3	3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			117,324
TOTAL MARKET OB/XF VALUE			60,333
TOTAL LAND VALUE - MARKET			114,180
TOTAL MARKET VALUE			291,837
SOH/AGL Deduction			0
ASSESSED VALUE			291,837
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			291,837
TOTAL JUST VALUE			291,837
NCON VALUE			107,051
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																	
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	
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	

TOTAL OB/XF												46,333												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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							

BUILDING NOTES											
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 \$											

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

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 OF SE1/4, RUN E 248.36 FT, N 285
 POB, CONT N 582.65 FT TO C/L OF

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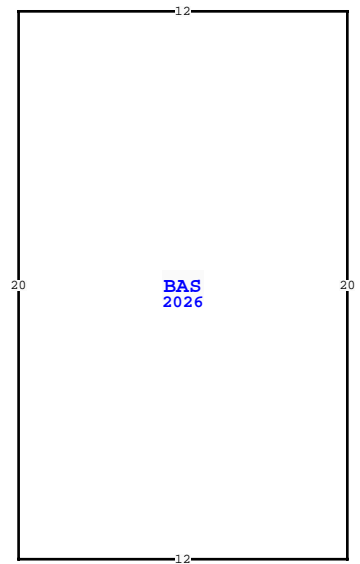
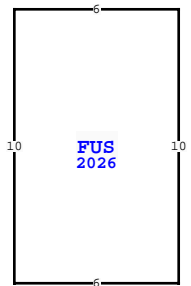
2026

31-5S-16-03744-322



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	25	MOD METAL	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	12	HARDWOOD	100
Interior Floor	03	CONC FINSH	0
Air Condition	03	CENTRAL	100
Heating Type	02	CONVECTION	100
Bedrooms	1	100	
Bathrooms	1	100	
Frame	02	WOOD FRAME	100
Stories	1.	1.100	
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
BAS	240	100	2026
FUS	60	100	2026
TOTALS	300		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	STRG/CONV	0%	- 2026								
				Heated Area: 300			HX Base Yr				



COLUMBIA COUNTY PROPERTY		PAGE 2 of 3	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
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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											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
11	0020	BARN,FR	0	0	38	52	1.00	UT	12,000.00	100	2026
12	0169	FENCE/WOOD	0	0	0	0	1.00	UT	2,000.00	100	2026

TOTAL OB/XF												14,000
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	05/06/2026 MLU						

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=2026;ORIG=10,15] E12 S20 W12 N20 \$											
FUS=[YR=2026;ORIG=-11,20] E6 S10 W6 N10 \$											

LAND DESCRIPTION												TOTAL OB/XF												14,000
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

