

(AKA LOT 1 PINE FOREST UNREC). C
 SE1/4, RUN E 248.36 FT, N 2597.7
 RUN N 840.39 FT, S 76 DEG E 679.

PICARD RUSSELL/PICARD MARY K
 397 SW CANTALOUPE AVE
 LAKE CITY, FL 32024

2026

31-5S-16-03744-401



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 Floo	13	LAM/VNLPLK	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Stories	1.	1.	100
Architectual	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	31516.040 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,620	100	
UOP	128	25	
UOP	48	25	2026
UOP	128	25	2026
TOTALS	1,924		

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%	- 2025	Heated Area: 1620			HX Base Yr 2025									
<table border="1" style="width: 100%; text-align: center;"> <tr> <td>6</td> <td>16</td> <td>16</td> </tr> <tr> <td>UOP 2026</td> <td>UOP</td> <td>UOP 2026</td> </tr> </table>												6	16	16	UOP 2026	UOP	UOP 2026
6	16	16															
UOP 2026	UOP	UOP 2026															
TOTALS		1,696	123,315														

COLUMBIA COUNTY PROPERTY		PAGE 1 of 2	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		189,344	
TOTAL MARKET OB/XF VALUE		39,692	
TOTAL LAND VALUE - MARKET		103,680	
TOTAL MARKET VALUE		332,716	
SOH/AGL Deduction		192,672	
ASSESSED VALUE		140,044	
TOTAL EXEMPTION VALUE	HX HB	49,015	
BASE TAXABLE VALUE		91,029	
TOTAL JUST VALUE		332,716	
NCON VALUE		82,729	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		255,531	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051609	Mobile Home		11/25/2024
19960	M H	125	09/13/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1518/2026	7/10/2024	WD Q	Q	I	01	340,000
GRANTOR: GODFREY KATHLEEN KISS						
GRANTEE: PICARD RUSSELL						
1468/2260	6/10/2022	WD Q	Q	I	01	214,900
GRANTOR: SMYTH SHAWN D						
GRANTEE: GODFREY KATHLEEN KI						

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	0190	FPLC PF	0	100	0	0		1.00	UT 1,200.00	100	2002	2002	3	100	1,200	
2	0294	SHED WOOD/	0	100	0	0		1.00	UT 1,200.00	100	2008	2008	3	100	1,200	
3	0296	SHED METAL	0	100	0	0		1.00	UT 0.00	100	2008	2008	3	100	2,000	
4	9945	Well/Sept	0	100	0	0		1.00	UT 7,000.00	100			3	100	7,000	
5	0040	BARN, POLE	0	100	0	0		1.00	UT 6,000.00	100	2023	2022		100	6,000	
6	0040	BARN, POLE	0	100	0	0		1.00	UT 6,000.00	100	2023	2022		100	6,000	
7	0166	CONC, PAVMT	0	100	22	12		264.00	UT 3.00	100	2023	2022		100	792	
8	9910	RV SITE/RE	0	100	0	0		1.00	UT 2,000.00	100	2023	2022		100	2,000	
9	9947	Septic	0	100	0	0		1.00	UT 3,000.00	100	2026	2025		100	3,000	
10	0210	GARAGE U	0	100	25	26		1.00	UT 10,500.00	100	2026	2025		100	10,500	

LAND DESCRIPTION												TOTAL OB/XF												
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	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	9,000							
2	0200	C	MBL HM	100		A-1	0.00	0.00	10.52	AC		1.00	1.00	1.00	9,000.00	9,000.00	94,680							
TOTALS												39,692												

BUILDING NOTES											
BAS=[ORIG=0,0] W60 S27 E27 E33 N27 \$ UOP=[ORIG=-32,27] S8 E16 N8 W16 \$ UOP=[YR=2026;ORIG=-38,27] E6 S8 W6 N8 \$ UOP=[YR=2026;ORIG=-16,27] E16 S8 W16 N8 \$											

