(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

2027

31-5S-16-03744-401

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
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

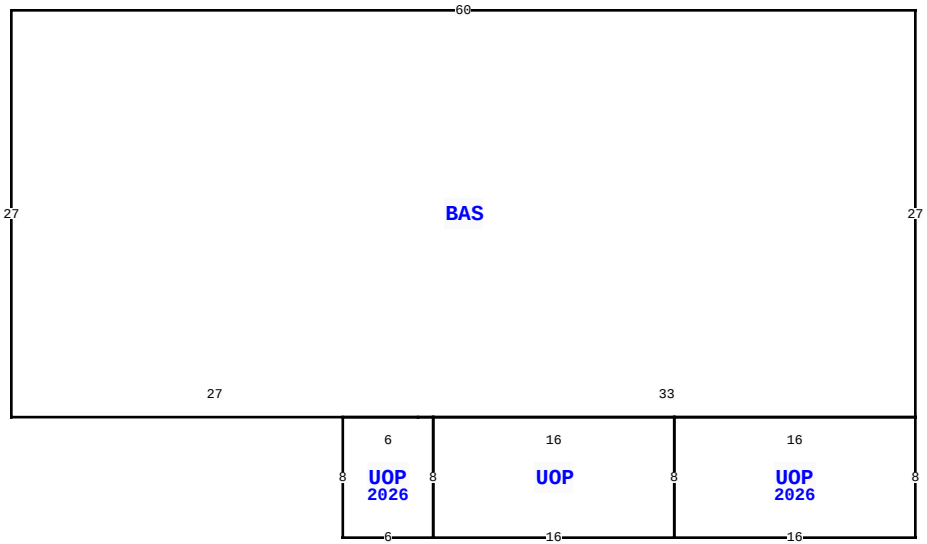
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 31516.040 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100		1,620	116,535
UOP	128	25		32	2,302
UOP	48	25	2026	12	863
UOP	128	25	2026	32	2,302
TOTALS	1,924			1,696	122,002

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,696	119.0000	110.67	187,696	2003	2010	0	0	0	35.00	65.00

1 MANUF 1 100% - 2025 Heated Area: 1620 HX Base Yr 2025



397 SW CANTALOUPE AVE, LAKE CITY

BLD DATE		LGL DATE	04/08/2025 MLU
XF DATE		LAND DATE	
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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2002	2002	3	100	1,200	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2008	2008	3	100	1,200	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	2,000	
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	0040	BARN,POLE	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2023	2022		100	6,000	
6	0040	BARN,POLE	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2023	2022		100	6,000	
7	0166	CONC,PAVMT	0	100	22	12	264.00	UT	3.00	3.00	100	2023	2022		100	792	
8	9910	RV SITE/RE	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2023	2022		100	2,000	
9	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100	2026	2025		100	3,000	
10	0210	GARAGE U	0	100	25	26	1.00	UT	10,500.00	10,500.00	100	2026	2025		100	10,500	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		187,371
TOTAL MARKET OB/XF VALUE		39,692
TOTAL LAND VALUE - MARKET		103,680
TOTAL MARKET VALUE		330,743
SOH/AGL Deduction		189,139
ASSESSED VALUE		141,604
TOTAL EXEMPTION VALUE	HX HB	51,235
BASE TAXABLE VALUE		90,369
TOTAL JUST VALUE		330,743
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		332,716

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	I	01	340,000
GRANTOR: GODFREY KATHLEEN KISS						
GRANTEE: PICARD RUSSELL						
1468/2260	6/10/2022	WD	Q	I	01	214,900
GRANTOR: SMYTH SHAWN D						
GRANTEE: GODFREY KATHLEEN KI						

BUILDING NOTES

BUILDING DIMENSIONS

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 $
.

LAND DESCRIPTION

TOTAL OB/XF 39,692

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	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							

REVIEW DATE 03/26/2026 BY JB Total Acres: 11.52 Total Land Value: 103,680 Market: 0 Agricultural: 0 Common: 103,680 PRINTED 11/16/2026 BY SYS

(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

2027

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BUILDING CHARACTERISTICS

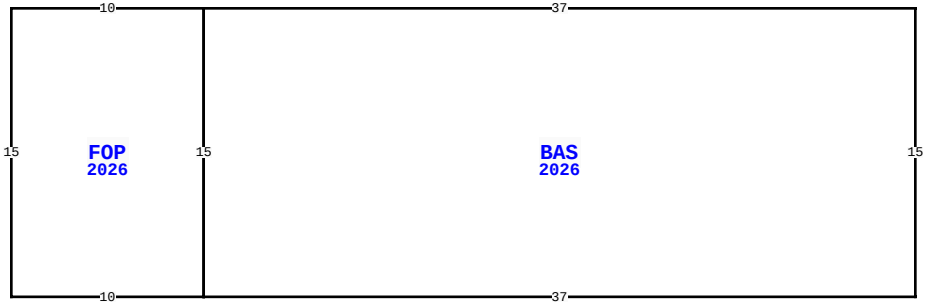
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.5	1.5 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	555	100	2026	555	59,769
FOP	150	35	2026	52	5,600
TOTALS	705			607	65,369

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0203	02	607	111.0000	109.89	66,703	2025	2025	0	0	0	2.00	98.00

2 MANUF 3 0% - 2026 Heated Area: 555 HX Base Yr 2025



397 SW CANTALOUPE AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025 MLU
INC DATE		AG DATE	

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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

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 3

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GRANTEE: PICARD RUSSELL						
1468/2260	6/10/2022	WD	Q	I	01	214,900
GRANTOR: SMYTH SHAWN D						
GRANTEE: GODFREY KATHLEEN KI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=17,14] E37 S15 W37 N15 $
FOP=[YR=2026;ORIG=7,14] E10 S15 W10 N15 $
.

LAND DESCRIPTION

TOTAL OB/XF 0

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 03/26/2026 BY JB Total Acres: 11.52 Total Land Value: 103,680 Market: 0 Agricultural: 0 Common: 103,680 PRINTED 11/16/2026 BY SYS