

LOT 2 KAL-WAY S/D UNIT 1: COMM 1
 OF SEC, WHICH IS E R/W OF A CO R
 FT, E 165 FT FOR POB, RUN E 165

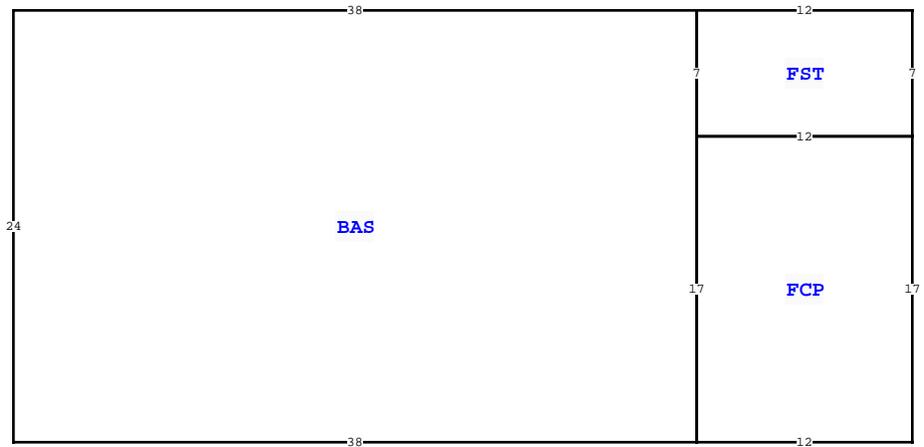
HALSTEAD SHANE LEE
 148 SW NEIGHBORS GLN
 LAKE CITY, FL 32024

2026

32-3S-16-02430-002


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	32316.010	1.00/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	912	100
FCP	204	25
FST	84	55
TOTALS	1,200	1,009
		84,598

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	100%	- 2009									
Heated Area: 912 HX Base Yr 2009												



COLUMBIA COUNTY PROPERTY		
VALUATION SUMMARY		PAGE 1 of 1
VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		84,598
TOTAL MARKET OB/XF VALUE		1,059
TOTAL LAND VALUE - MARKET		23,000
TOTAL MARKET VALUE		108,657
SOH/AGL Deduction		50,568
ASSESSED VALUE		58,089
TOTAL EXEMPTION VALUE	HX HB	33,089
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		108,657
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		104,175

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1154/0001	7/03/2008	WD	Q	I	01	100
GRANTOR: CAROLE HODGE						
GRANTEE: SHANE HALSTEAD						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/16/2026	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W38 S24 E38 FCP= E12 N17 W12 S17\$ N17 FST= E12 N7 W12 S7\$ N7\$.	

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	0166	CONC, PAVMT	0	100	0	0		1.00	UT	0.00	100	0	0	3	100	95
2	0294	SHED WOOD/	0	100	12	16		192.00	UT	9.00	50	2006	2006	3	50	864
3	0169	FENCE/WOOD	0	100	0	0		1.00	UT	0.00	100	2014	2014	3	100	100

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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	100		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	23,000.00	23,000.00	23,000							