

LOT 1 PLEASANT ACRES S/D.
924-925, 963-2410, WD 1317-305,

LOCASTRO THOMAS JOHN
185 SW GRANT LN
LAKE CITY, FL 32024

2026

32-5S-17-09477-201
VALUATION SUMMARY PAGE 1 of 1

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	08	SHT VINYL	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.	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	32517.020 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,052	100	2023
TOTALS	2,052		2,052

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MANUF	3	100%	- 2024	Heated Area: 2052		HX Base Yr 2024				
TOTALS	2,052			2,052	229,054						

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	229,054		
TOTAL MARKET OB/XF VALUE	8,200		
TOTAL LAND VALUE - MARKET	65,091		
TOTAL MARKET VALUE	302,345		
SOH/AGL Deduction	3,558		
ASSESSED VALUE	298,787		
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE	247,376		
TOTAL JUST VALUE	302,345		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	299,153		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044241	Mobile Home		04/22/2022
19515	M H	125	05/06/2002
13965	M H	125	05/04/1998
9641	M H	125	04/25/1995
6467	M H	60	10/07/1992

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1387/1985	6/24/2019	QC	U	V	11	100
GRANTOR: ANN C GUINTA						
GRANTEE: ANN C GUINTA & THOM						
1366/1793	8/09/2018	WD	Q	V	01	29,500
GRANTOR: HERBERTO & GARY SEVER						
GRANTEE: ANN C GUINTA						

EXTRA FEATURES		TOTAL ADJ AREA		SUBAREA MARKET VALUE	
L	OB/XF CODE	DESCRIPTION	BLD CAP	L	W
1	9945	Well/Sept	0	100	0
2	0190	FPLC PF	0	100	0

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

BUILDING NOTES	
185 SW GRANT GLN, LAKE CITY	

BUILDING DIMENSIONS	
BAS=[YR=2023;ORIG=21,14] E76 S27 W76 N27 \$	

LAND DESCRIPTION												TOTAL OB/XF												8,200				
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	5.01	AC		1.00	1.00	1.00	13,000.00	13,000.00	65,091											