LOT 1 PLEASANT ACRES S/D.

924-925, 963-2410, WD 1317-305,

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

2027

32-5S-17-09477-201

BUILDING CHARACTERISTICS

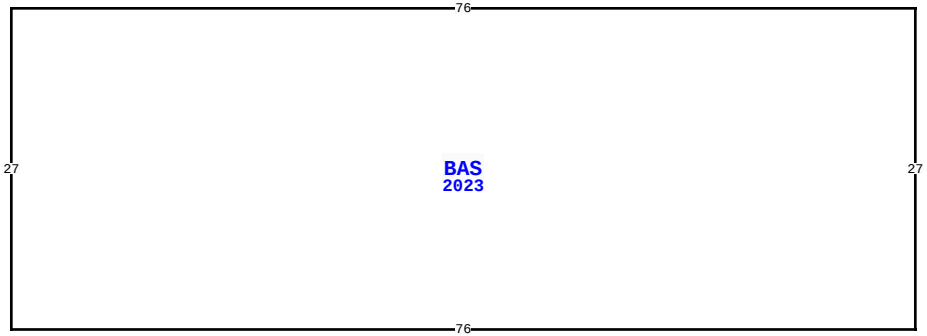
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,052	100	2023	2,052	226,755
TOTALS	2,052			2,052	226,755

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0203	02	2,052	117.5000	116.32	238,689	2022	2022	0	0	0	5.00	95.00

1 MANUF 3 100% - 2024 Heated Area: 2052 HX Base Yr 2024



185 SW GRANT GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
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	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100	2023	2022		100	7,000	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2023	2022		100	1,200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		226,755
TOTAL MARKET OB/XF VALUE		8,200
TOTAL LAND VALUE - MARKET		65,091
TOTAL MARKET VALUE		300,046
SOH/AGL Deduction		0
ASSESSED VALUE		300,046
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		248,635
TOTAL JUST VALUE		300,046
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		302,345

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						

BUILDING NOTES

BUILDING DIMENSIONS

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

.

LAND DESCRIPTION

TOTAL OB/XF 8,200

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	5.01	AC		1.00	1.00	1.00	13,000.00	13,000.00	65,091							

REVIEW DATE 06/01/2022 BY MLU Total Acres: 5.01 Total Land Value: 65,091 Market: 0 Agricultural: 0 Common: 65,091 PRINTED 11/17/2026 BY SYS