COMM SW COR, RUN N 664.94 FT TO
RUN E 1263.69 FT FOR POB, RUN S
60.62 FT, S 44.77 FT, W 363.84 F

CHRISTIE AARON K
373 SW RANDALL TERRACE
LAKE CITY, FL 32024

2027

34-4S-16-03274-032

BUILDING CHARACTERISTICS

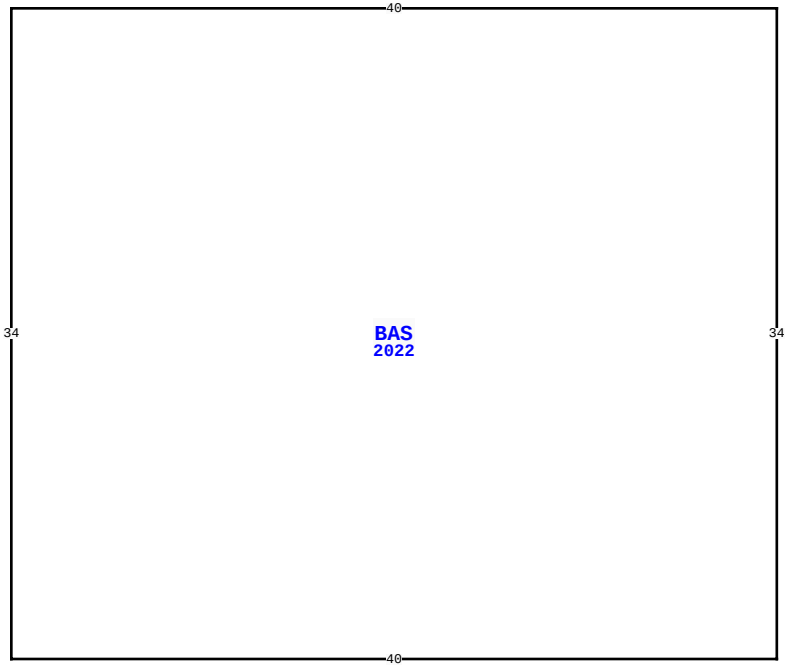
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
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 01
NEIGHBORHOOD/LOC	34416.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,360	100	2022	1,360	86,133
TOTALS	1,360			1,360	86,133

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,360	113.5000	68.10	92,616	2021	2021	0	0	0	7.00	93.00

1 MOBILE HME 100% - 2022 Heated Area: 1360 HX Base Yr 2022



328 SW KESSLER GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025 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	0031	BARN,MT AE	0	100	24	72	1,728.00	UT	11.00	11.00	100	2019	2019	3	100	19,008	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	0252	LEAN-TO W/	0	100	11	72	972.00	UT	1.50	1.50	100	2019	2019	3	100	1,458	
4	0285	SALVAGE	0	100	0	0	1.00	UT	100.00	100.00	100	2022	2021		100	100	
5	0252	LEAN-TO W/	0	100	0	0	1.00	UT	200.00	200.00	100	2022	2021		100	200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		86,133
TOTAL MARKET OB/XF VALUE		27,766
TOTAL LAND VALUE - MARKET		39,200
TOTAL MARKET VALUE		153,099
SOH/AGL Deduction		21,910
ASSESSED VALUE		131,189
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		79,778
TOTAL JUST VALUE		153,099
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		153,099

XFOB:1:1: BELM M H

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1557/2230	1/06/2026	QC	U	I	11	100
GRANTOR: CHRISTIE CONNIE T						
GRANTEE: CHRISTIE AARON K						
1438/1364	5/25/2021	WD	U	I	30	100
GRANTOR: CHRISTIE JULIAN W SR						
GRANTEE: CHRISTIE AARON K						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022;ORIG=20,3] E40 S34 W40 N34 $
.

LAND DESCRIPTION

TOTAL OB/XF 27,766

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	0700	C	MISC RES	100		00	0.00	0.00	2.00	LT		1.00	1.00	0.70	28,000.00	19,600.00	39,200							

REVIEW DATE 01/27/2022 BY JB Total Acres: 2.27 Total Land Value: 39,200 Market: 0 Agricultural: 0 Common: 39,200 PRINTED 11/17/2026 BY SYS