

COMM SE COR OF SW1/4, RUN N 33 D  
 FOR POB, CONT N 33 DEG W 336.40  
 E 1224.86 FT TO W R/W CR-252, S

KARTNER RANDY/KARTNER MISTY  
 5944 SE COUNTY ROAD 252  
 LAKE CITY, FL 32025

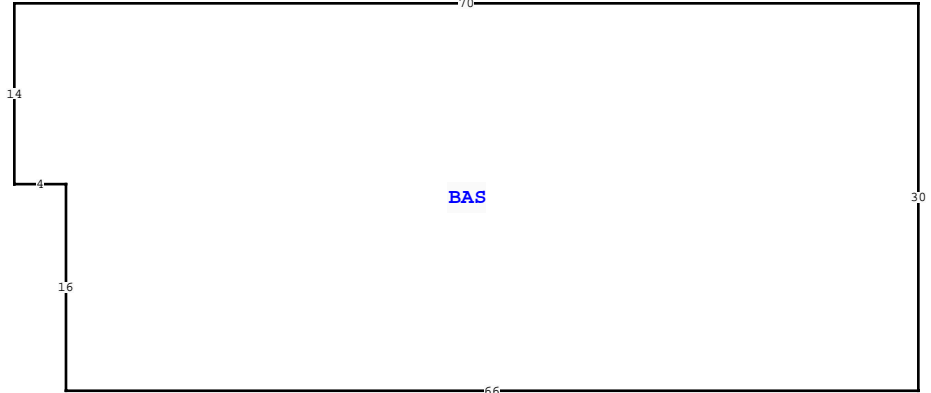
2026

30-4S-18-10513-006



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	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	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	04
NEIGHBORHOOD/LOC	1418.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,036	100	
TOTALS	2,036		2,036 223,317

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%	- 2026	Heated Area: 2036			HX Base Yr 2026				



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			223,317
TOTAL MARKET OB/XF VALUE			8,700
TOTAL LAND VALUE - MARKET			70,140
TOTAL MARKET VALUE			302,157
SOH/AGL Deduction			0
ASSESSED VALUE			302,157
TOTAL EXEMPTION VALUE	HX HB VX		55,722
BASE TAXABLE VALUE			246,435
TOTAL JUST VALUE			302,157
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			308,933

PERMIT NUM	DESCRIPTION	AMT	ISSUED
39604	M H	0	04/15/2020
28515	M H	574	04/28/2010

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1551/733	10/01/2025	WD	U	I	11	100
GRANTOR: KATNER FRANK						
GRANTEE: KATNER RANDY						
1549/2121	9/11/2025	WD	Q	I	01	375,000
GRANTOR: ADER LINK FAMILY REVO						
GRANTEE: KARTNER RANDY						

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	0060	CARPOT F	0	100	0	0	1.00	UT	0.00	100	2019	2019	3	100	900		
2	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	100	2019	2019	3	100	800		
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	100			3	100	7,000		
TOTALS													2,036		2,036	223,317	

5944 SE COUNTY ROAD 252 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/11/2025
INC DATE		AG DATE	MLU

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[ORIG=80,20] W70 S14 E4 S16 E66 N30 \$	

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	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	10.02	AC		1.00	1.00	1.00	7,000.00	7,000.00	70,140								