COMM SW COR OF SEC, N 827.46 FT,
CONT E 282.23 FT, S 380 FT, W 28
FT TO POB & COMM SW COR OF SEC,

YISRAEL ZARACH/YISRAEL ZIPPORA BAHT
P O BOX 2065
LAKE CITY, FL 32056

2025

06-4S-16-02785-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

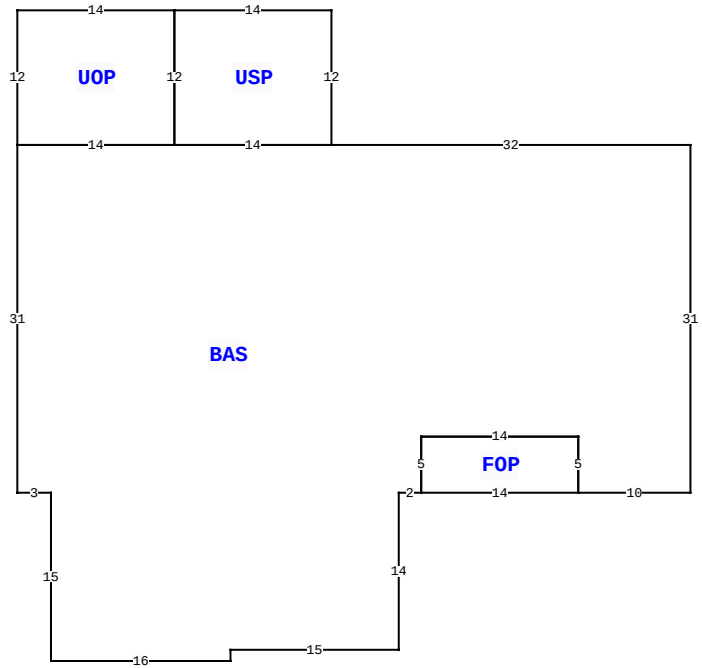
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	13	LAM/VNLPLK 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 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	6416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,240	100		2,240	136,998
FOP	70	35		24	1,468
UOP	168	25		42	2,569
USP	168	35		59	3,609
TOTALS	2,646			2,365	144,643

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	2,365	118.3000	111.20	262,988	2004	2004	0	0	0	45.00	55.00

1 MANUF 2 – 100% - 2022 Heated Area: 2240 HX Base Yr 2022



3994 SW PINEMOUNT RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		144,643
TOTAL MARKET OB/XF VALUE		10,000
TOTAL LAND VALUE - MARKET		64,350
TOTAL MARKET VALUE		218,993
SOH/AGL Deduction		52,157
ASSESSED VALUE		166,836
TOTAL EXEMPTION VALUE	HX HB 13	166,836
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		218,993
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		198,374

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21958	M H	322	06/10/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1436/1894	4/30/2021	WD	Q	I	05	222,000
GRANTOR: STATEN BRUCE E						
GRANTEE: YISRAEL ZARACH						
1261/2285	9/24/2013	WD	U	V	11	100
GRANTOR: VIRGINIA W ELLIS						
GRANTEE: JENNIFER & BRUCE E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W32 USP= N12 W14 S12 E14$ W14 UOP= N12 W14 S12 E14$ W14S31 E3 S15 E16 N1 E15 N14 E2 FOP= E14 N5 W14 S5$ N5 E14 S5 E10 N31$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2004	2004	3	100	1,200	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	800	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2024	2023		100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 10,000

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	2.46	AC		1.00	1.00	1.00	11,000.00	11,000.00	27,060							
2	9900	C	AC NON-AG	100		A-1	0.00	0.00	3.39	AC		1.00	1.00	1.00	11,000.00	11,000.00	37,290							

REVIEW DATE 08/02/2023 BY KS Total Acres: 5.85 Total Land Value: 64,350 Market: 0 Agricultural: 0 Common: 64,350 PRINTED 05/02/2025 BY SYS