LOT 7 PINE WIND ESTATES S/D UNIT
661-242, 661-258, 695-834, 705-7

RAYMOND SONIA
141 SW ALFALFA AVE
LAKE CITY, FL 32024

2026

11-5S-15-00431-107

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

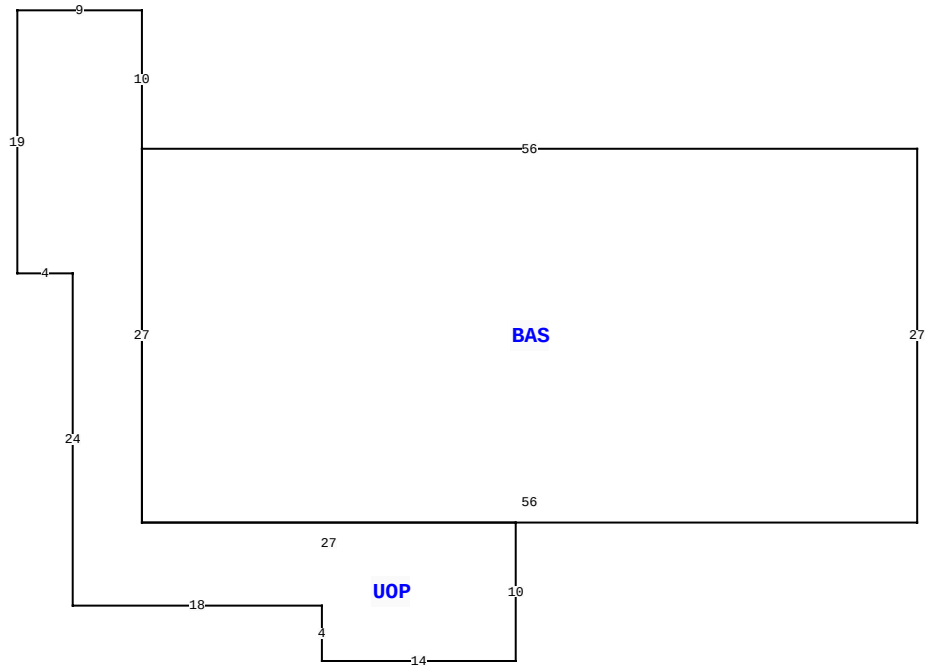
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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 02
NEIGHBORHOOD/LOC	11515.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100		1,512	42,058
UOP	509	25		127	3,533
TOTALS	2,021			1,639	45,590

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,639	115.9000	69.54	113,976	1993	1993	0	0	0	60.00	40.00

1 MOBILE HME 100% - 1998 Heated Area: 1512 HX Base Yr 1998



141 SW ALFALFA AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		45,590
TOTAL MARKET OB/XF VALUE		8,300
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		93,890
SOH/AGL Deduction		49,684
ASSESSED VALUE		44,206
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		19,206
TOTAL JUST VALUE		93,890
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		93,890

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1281/0632	9/11/2014	WD	U	I	11	100
GRANTOR: SONIA RAYMOND FKA SON						
GRANTEE: SONIA RAYMOND						
0877/1010	12/07/1998	PR	Q	I	01	100
GRANTOR: SONIA KITAIF AS PR						
GRANTEE: SONIA KITAIF AS GUA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 UOP= N10 W9 S19 E4 S24 E18 S4 E14 N10 W27 N27$ S27 E56 N27$.

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	0294	SHED WOOD/	0	100	12	24	1.00	UT	0.00	0.00	100	1993	1993	3	100	900	
2	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	
3	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	100	
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 8,300

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	1.00	LT		1.00	1.00	1.00	40,000.00	40,000.00	40,000							

REVIEW DATE 07/08/2016 BY DF Total Acres: 4.02 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 11/05/2025 BY SYS