LOT 11 PINE WIND ESTATES UNIT 1.
661-264, 794-1772, 804-684, WD 1

DUNN DAKOTA CHAD
329 SW ALFALFA AVE
LAKE CITY, FL 32024

2026

11-5S-15-00431-111

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

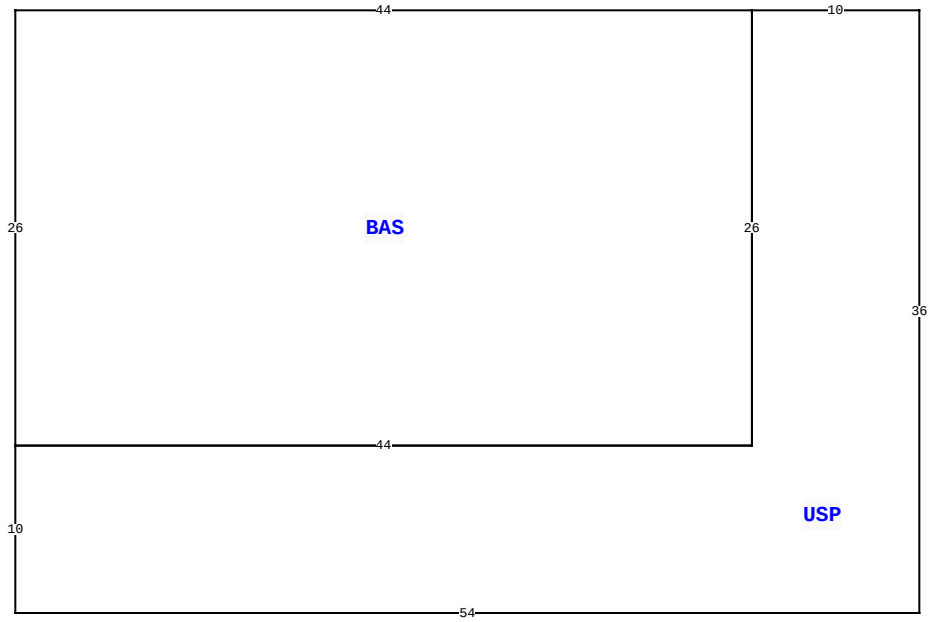
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	04	04 100
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	1,144	100		1,144	106,436
USP	800	35		280	26,051
TOTALS	1,944			1,424	132,486

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,424	125.2900	117.77	167,704	2004	2015	0	0	0	21.00	79.00

2 MANUF 1 100% - 2022 Heated Area: 1144 HX Base Yr 2022



329 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		132,486
TOTAL MARKET OB/XF VALUE		8,800
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		181,286
SOH/AGL Deduction		36,536
ASSESSED VALUE		144,750
TOTAL EXEMPTION VALUE	HX HB 13	144,750
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		181,286
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		186,317

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23595	TR/TRAILER	0	09/13/2005
23550	M H	0	08/29/2005
13165	M H	125	10/10/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1438/21	5/06/2021	WD	Q	I	01	165,000
GRANTOR: APONTE VICTOR						
GRANTEE: DUNN DAKOTA CHAD						
1061/0728	8/05/2005	WD	Q	V	01	100
GRANTOR: GUSTAVO ZUNIGA						
GRANTEE: VICTOR & CELESA J A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W44 S26 USP= S10 E54 N36 W10 S26 W44$ E44 N26$.

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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	600	
2	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	700	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	
5	0251	LEAN TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	
6	0251	LEAN TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 8,800

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 07/11/2016 BY DF Total Acres: 4.02 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 11/06/2025 BY SYS