LOT 18 PINE WIND ESTATES S/D UNI
661-268, 709-847, 725-511, 764-2

SCHOENECK ANDREW M/NEWCOMB TRACY L
673 SW ALFALFA AVE
LAKE CITY, FL 32024

2026

11-5S-15-00431-118

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

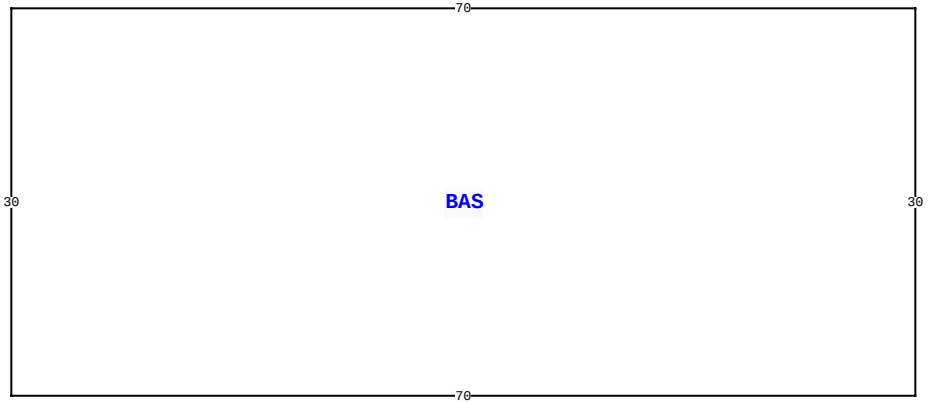
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
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 02
NEIGHBORHOOD/LOC	11515.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,100	100		2,100	232,329
TOTALS	2,100			2,100	232,329

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0203	02	2,100	115.5000	118.96	249,816	2021	2021	0	0	0	7.00	93.00

1 MANUF 3 100% - 2024 Heated Area: 2100 HX Base Yr 2024



673 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		232,329
TOTAL MARKET OB/XF VALUE		8,200
TOTAL LAND VALUE - MARKET		36,000
TOTAL MARKET VALUE		276,529
SOH/AGL Deduction		188,857
ASSESSED VALUE		87,672
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		36,950
TOTAL JUST VALUE		276,529
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		281,525

PERMIT NUM	DESCRIPTION	AMT	ISSUED
41232	M H		02/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1422/0565	8/25/2018	AG	U	V	21	35,000
GRANTOR: COUNTRY DREAMS LLC						
GRANTEE: ANDREW M SCHOENECK						
1352/2402	2/02/2018	WD	Q	V	01	17,000
GRANTOR: SUZANNE C LISEO						
GRANTEE: COUNTRY DREAMS LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=26,14] E70 S30 W70 N30 $
.

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	2021	2021		100	1,200	
2	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 8,200

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	0.90	40,000.00	36,000.00	36,000							

REVIEW DATE 03/24/2021 BY RP Total Acres: 4.02 Total Land Value: 36,000 Market: 0 Agricultural: 0 Common: 36,000 PRINTED 11/07/2025 BY SYS