LOT 19 PINE WIND ESTATES S/D UNI

ORB 644-42, 789-1041, 789-1044,

ETTER MATTHEW S
729 SW ALFALFA AVE
LAKE CITY, FL 32024

2026

11-5S-15-00431-119

BUILDING CHARACTERISTICS

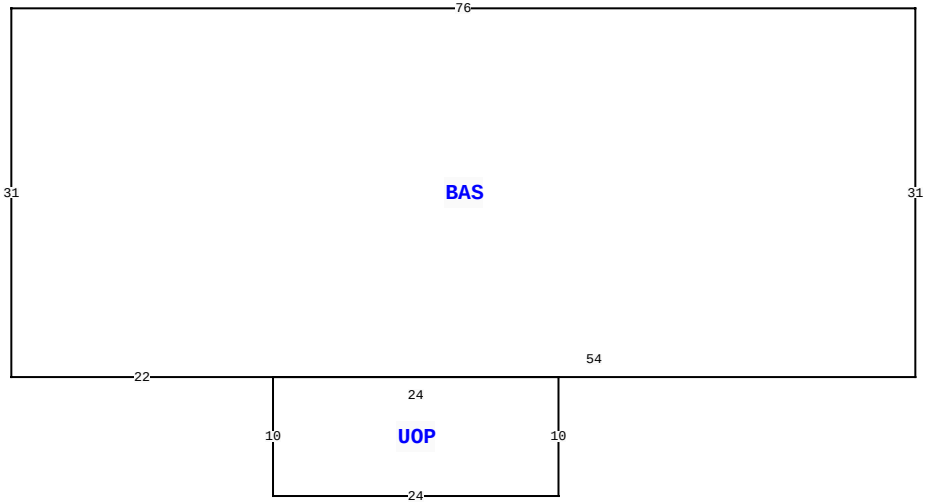
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
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	2,356	100		2,356	146,309
UOP	240	25		60	3,726
TOTALS	2,596			2,416	150,035

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,416	113.9000	107.07	258,681	2008	2008	0	0	0	42.00	58.00

2 MANUF 1 100% - 1995 Heated Area: 2356 HX Base Yr 1995



729 SW ALFALFA AVE, LAKE CITY

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

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	14	24	336.00	UT	2.50	2.50	100	1993	1993	3	100	840	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2013	2013	3	100	1,200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		150,035
TOTAL MARKET OB/XF VALUE		9,040
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		199,075
SOH/AGL Deduction		91,685
ASSESSED VALUE		107,390
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		56,668
TOTAL JUST VALUE		199,075
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		206,835

BLDG:1:1: MIRRA MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053341	Roof Replacement	13,411	06/10/2025
27029	M H	375	05/20/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0789/1044	4/22/1994	WD	Q	V		11,000
GRANTOR: WELDON & GRETCHEN BRE						
GRANTEE: MATTHEW S ETTER						
0644/0042	1/23/1988	AG	U	V		21,990
GRANTOR: STOKES						
GRANTEE: BRENTON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S31 E22 UOP= S10 E24 N10 W24$ E54 N31$.

LAND DESCRIPTION

TOTAL OB/XF 9,040

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	0102	C	SFR/MH	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 07/08/2025 BY chuck Total Acres: 4.02 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 11/07/2025 BY SYS