

LOT 20 PINE WIND ESTATES S/D UNI
644-42, 816-764, 830-1967, AG 83

LEBLANC CALVIN DAVID
231 SW KIMDALE LP
LAKE CITY, FL 32024

2026

11-5S-15-00431-120

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
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality	05	05
DOR CODE	0200MOBILE 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, 620	100		1, 620	44,284

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0040	BARN, POLE	0	0	0	0	1.00	UT	0.00
2	0263	PRCH, USP	0	0	0	0	1.00	UT	0.00
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0102	C	SFR/MH	0		A-1	0.00	0.00	1.00

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,620	113.9000	68.34	110,711	1996	1996	0	0	0 60.00	40.00
1 MOBILE HME 0% - 2024 Heated Area: 1620 HX Base Yr											
27 27 60 60 BAS											
801 SW ALFALFA AVE, LAKE CITY											
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/09/2024 MLU											

UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
0.00	100	2005	2005	3	100	100	
0.00	100	2013	2013	3	100	300	
7,000.00	100			3	100	7,000	

TOTAL OB/XF									
7,400									
UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
LT		1.00	1.00	1.00	40,000.00	40,000.00	40,000		

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		44,284	
TOTAL MARKET OB/XF VALUE		7,400	
TOTAL LAND VALUE - MARKET		40,000	
TOTAL MARKET VALUE		91,684	
SOH/AGL Deduction		0	
ASSESSED VALUE		91,684	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		91,684	
TOTAL JUST VALUE		91,684	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		91,684	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
11861	M H	125	11/14/1996

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1496/900	8/07/2023	QC	U	I	11	100	
GRANTOR: LEBLANC CALVIN DAVID							
GRANTEE: LEBLANC CALVIN DAVI							
0931/1189	4/27/2001	QC	Q	I	01	100	
GRANTOR: BRYAN LEBLANC							
GRANTEE: MARY LEBLANC AS TO							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W60 S27 E60 N27\$.									