LOT 2 PINE WIND ESTATES UNIT 2.
914-1437, 921-200, DC 1434-1746,

LOPEZ MONICA M/NUNIGA JAVIER LOPEZ
284 NW RIDEWOOD AVE
LAKE CITY, FL 32055

2026

11-5S-15-00431-202

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	11515.020 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

280 SW QUAIL RIDGE CT, 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	0
TOTAL MARKET OB/XF VALUE	12,250
TOTAL LAND VALUE - MARKET	40,000
TOTAL MARKET VALUE	52,250
SOH/AGL Deduction	6,130
ASSESSED VALUE	46,120
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	46,120
TOTAL JUST VALUE	52,250
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	52,250

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053923	Mobile Home		08/26/2025
000053892	Right-of-Way Acce		08/22/2025
17724	STORAGE	81	12/11/2000
17704	PUMP/UTPOL	30	12/04/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1536/188	3/20/2025	WD	Q	I	01	75,000
GRANTOR: BARBER THEODORE M						
GRANTEE: LOPEZ MONICA M						
1441/2791	6/29/2021	WD	Q	I	01	50,000
GRANTOR: SUTTON LINDA R						
GRANTEE: BARBER THEODORE M						

BUILDING NOTES

BUILDING DIMENSIONS

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	0166	CONC,PAVMT	0	0	30	70	2,100.00	UT	2.50	2.50	100	2005	2005	3	100	5,250	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 12,250

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	0700	C	MISC RES	0		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 06/06/2025 BY TP Total Acres: 4.02 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 11/18/2025 BY SYS