LOT 21 PINE WIND ESTATES S/D UNI
687-443, 756-1661, 761-697, 816-

OPALEWSKI MICHAEL J/OPALEWSKI BRENDA M
397 SW QUAIL RIDGE CT
LAKE CITY, FL 32024

2026

11-5S-15-00431-221

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05

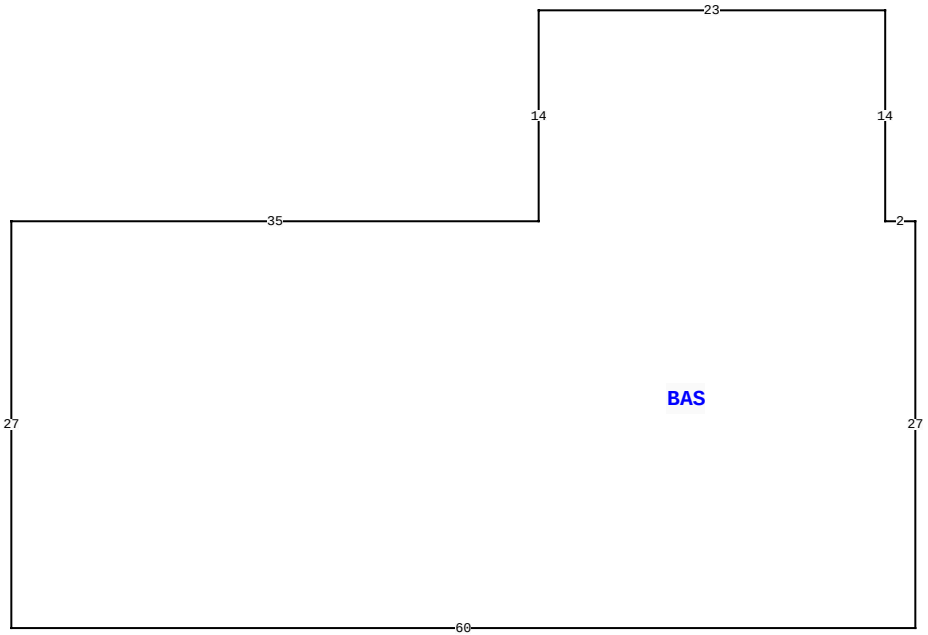
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	11515.020	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,942	100		1,942	53,506
TOTALS	1,942			1,942	53,506

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,942	114.8000	68.88	133,765	1994	1994	0	0	0	60.00	40.00

1 MOBILE HME 100% - 1995 Heated Area: 1942 HX Base Yr 1995



COLUMBIA COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		53,506
TOTAL MARKET OB/XF VALUE		13,400
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		106,906
SOH/AGL Deduction		45,619
ASSESSED VALUE		61,287
TOTAL EXEMPTION VALUE	HX HB	36,287
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		106,906
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		106,906

BLDG:1:1: MERI MH
PRMT:1:1: 1994

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8031	PUMP/UTPOL	125	02/01/1994

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

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1094/0491	8/23/2006	WD	Q	I	04	13,500
GRANTOR: E CHESTER STOKES JR						
GRANTEE: MICHAEL & BRENDA OP						
0756/1661	2/17/1992	CT	U	V	11	0
GRANTOR: GARY DAVISSON						
GRANTEE: E CHESTER STOKES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W23 S14 W35 S27 E60 N27 W2 N14$.

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	0040	BARN,POLE	0	100	13	40	1.00	UT	1,000.00	1,000.00	50	0	0	3	50	500	
2	0031	BARN,MT AE	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	5,000	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	
5	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	600	

LAND DESCRIPTION

TOTAL OB/XF 13,400

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 07/08/2016 BY DF Total Acres: 4.01 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 11/19/2025 BY SYS