LOT 7 BLK A PINEMOUNT HEIGHTS S/
ORB 807-2361, 894-1461,

NELSON RICKY ERVIN/NELSON CHERYL A
176 SW BUMSTEAD TER
LAKE CITY, FL 32024

2026

14-4S-15-00367-107

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur		N/A 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		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

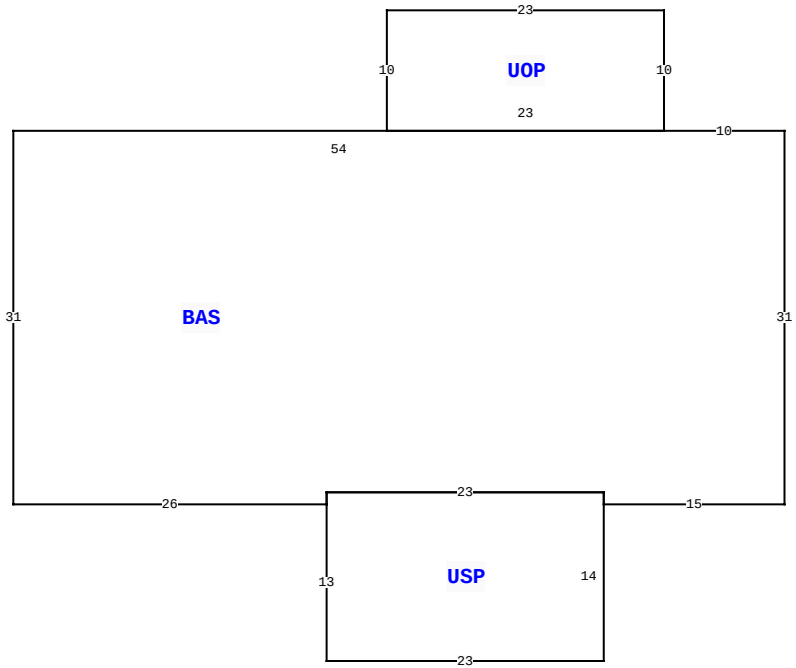
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	14415.010	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,961	100		1,961	111,425
UOP	230	25		58	3,296
USP	322	35		113	6,421
TOTALS	2,513			2,132	121,141

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,132	109.9000	103.31	220,257	2000	2000	0	0	0	45.00	55.00

1 MANUF 1 100% - 2001 Heated Area: 1961 HX Base Yr 2001



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/16/2023 MLU
INC DATE		AG DATE	

176 SW BUMSTEAD TER, LAKE CITY

COLUMBIA COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		121,141
TOTAL MARKET OB/XF VALUE		28,840
TOTAL LAND VALUE - MARKET		46,000
TOTAL MARKET VALUE		195,981
SOH/AGL Deduction		78,671
ASSESSED VALUE		117,310
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		66,588
TOTAL JUST VALUE		195,981
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		195,981

PRCL:0:1: 05 TRIM RET-COA PER 911-JH

SALE:1:1: LOT 7 BLK A

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053668	Electrical Servic		07/28/2025
38052	STORAGE	175	04/30/2019
16509	M H	125	01/18/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0894/1461	12/28/1999	WD	Q	V		25,000
GRANTOR: RUBINO						
GRANTEE: NELSON'S						
0807/2361	10/31/1995	WD	Q	V		20,000
GRANTOR: LENVIL H DICKS						
GRANTEE: JOHN M RUBINO & MEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W10 UOP= N10 W23 S10 E23$ W54 S31 E26 USP= S13 E23 N14 W23 S1$ N1 E23 S1 E15 N31$.

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	0020	BARN,FR	0	100	24	36	864.00	UT	10.00	10.00	100	2005	2005	3	100	8,640	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	500	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	3,000	
5	0031	BARN,MT AE	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	9,400	
6	0294	SHED WOOD/	0	100	0	0	1.00	UT	300.00	300.00	100	2025	2024		100	300	

LAND DESCRIPTION

TOTAL OB/XF 28,840

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	1.15	40,000.00	46,000.00	46,000							

REVIEW DATE 07/30/2024 BY JB Total Acres: 6.85 Total Land Value: 46,000 Market: 0 Agricultural: 0 Common: 46,000 PRINTED 11/18/2025 BY SYS