THE N 330.02 FT OF LOT 7 HILLTOP
150 FT OF THE EAST 300 FT OF S1/
NW1/4.

PASTERNAK STEVEN/PASTERNAK LILA
612 SW MIRACLE CT
LAKE CITY, FL 32024

2026

16-4S-16-03024-005

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

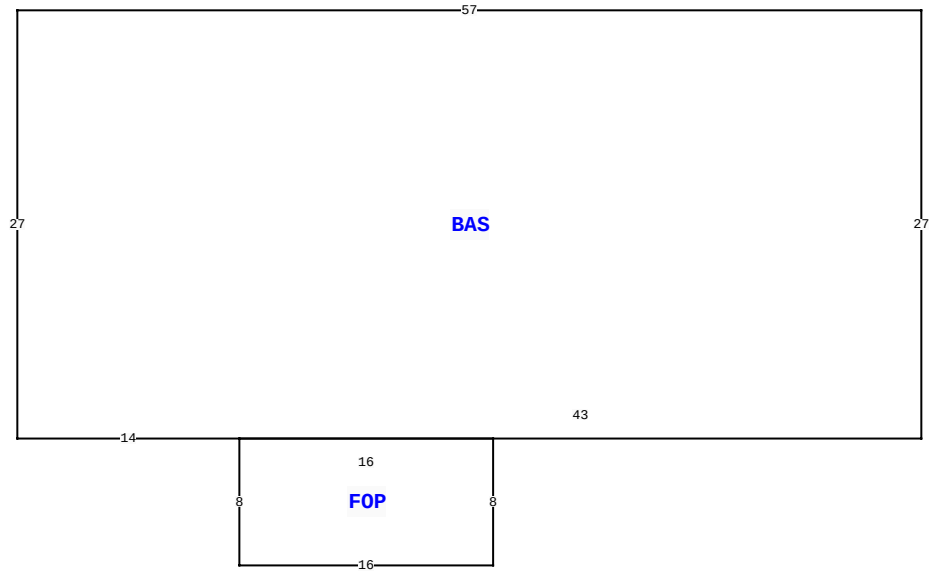
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	16416.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,539	100		1,539	32,768
FOP	128	35		45	958
TOTALS	1,667			1,584	33,726

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,584	88.7200	53.23	84,316	1989	1989	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 1539 HX Base Yr



237 SW TITANIUM CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	33,726
TOTAL MARKET OB/XF VALUE	8,200
TOTAL LAND VALUE - MARKET	31,710
TOTAL MARKET VALUE	73,636
SOH/AGL Deduction	4,215
ASSESSED VALUE	69,421
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	69,421
TOTAL JUST VALUE	73,636
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	73,636

XFOB:1:1: PINE MH

LAND:1:1: N 330.02 FT OF LOT 7

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1382/2675	3/18/2019	WD	Q	I	01	42,000
GRANTOR: JOHN T MCLENDON						
GRANTEE: STEVEN PASTERNAK &						
0652/0275	5/16/1988	WD	Q	V		13,000
GRANTOR: HENNINGER VIVIAN						
GRANTEE: MCLENDON JOHN T &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W57 S27 E14 FOP= S8 E16 N8 W16$ E43 N27$.

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	0	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	100	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	400	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	600	
5	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 8,200

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	0		A-1	0.00	0.00	2.49	AC		1.00	1.00	1.00	10,000.00	10,000.00	24,900							
2	0000	C	VAC RES	0			0.00	0.00	2.27	AC		1.00	1.00	0.30	10,000.00	3,000.00	6,810							

REVIEW DATE 07/24/2024 BY KS Total Acres: 4.76 Total Land Value: 31,710 Market: 0 Agricultural: 0 Common: 31,710 PRINTED 11/19/2025 BY SYS