

COMM SW COR OF NW1/4, E 946.29 F
 249.39 FT ALONG E R/W PINEVIEW C
 S 249.39 FT, W 171.67 FT TO POB

IRONWOOD HOMES OF LAKE CITY, LLC
 4109 US HIGHWAY 90 W
 LAKE CITY, FL 32055

2026

04-4S-16-02772-047


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	04	WOOD TRUSS	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	02	WINDOW	100
Heating Type	03	FORCED AIR	100
Bedrooms		2	100
Bathrooms		1	100
Stories	1.	1.	100
Architectual Units	01	CONV	100
		0	100
Quality	05	05	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	4416.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	840	100	
TOTALS	840		20,946

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
5	MOBILE HME	0%	- 2026		Heated Area: 840					HX Base Yr		

BAS

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			20,946
TOTAL MARKET OB/XF VALUE			13,000
TOTAL LAND VALUE - MARKET			11,700
TOTAL MARKET VALUE			45,646
SOH/AGL Deduction			0
ASSESSED VALUE			45,646
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			45,646
TOTAL JUST VALUE			45,646
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			45,646
BLDG: 2:1: PINECREST			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
32524	M H	325	12/08/2014
27302	M H	0	08/29/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1532/2229	2/06/2025	WD	Q	I	05	110,000
GRANTOR: DYER TONY						
GRANTEE: IRONWOOD HOMES OF L						
1396/0337	10/04/2019	WD	U	I	37	50,000
GRANTOR: JUNRON ESTATES LLC						
GRANTEE: TONY DYER						

EXTRA FEATURES		TOTALS	
L N	OB/XF CODE	DESCRIPTION	ADJ UNIT PRICE
1	9945	Well/Sept	7,000.00
2	9947	Septic	3,000.00
TOTALS		840	20,946

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
			04/19/2022	MLU	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W60 S14 E60 N14\$.	

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0		00	0.00	0.00	0.78	AC		1.00	1.00	1.00	15,000.00	15,000.00	11,700							