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

2027

04-4S-16-02772-047

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
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	01	CONV 100
Units		0 100
Quality	05	05
DOR CODE	0200	MOBILE HOME

MAP NUM | MKT AREA 06

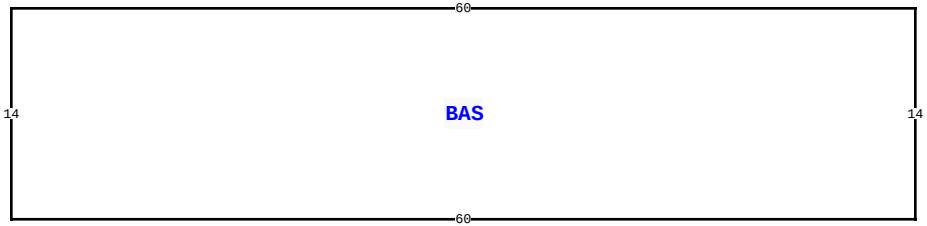
NEIGHBORHOOD/LOC 4416.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100		840	20,946
TOTALS	840			840	20,946

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	840	103.9000	62.34	52,366	1990	1990	0	0	0	60.00	40.00

5 MOBILE HME 0% - 2026 Heated Area: 840 HX Base Yr



151 SW MARCH DR, LAKE CITY

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

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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
2	9947	Septic	0	0	0	0	2.00	UT	3,000.00	3,000.00	100			3	100	6,000	

COLUMBIA COUNTY PROPERTY

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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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S14 E60 N14$.

LAND DESCRIPTION

TOTAL OB/XF 13,000

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	0		00	0.00	0.00	0.78	AC		1.00	1.00	1.00	15,000.00	15,000.00	11,700							

REVIEW DATE 10/11/2023 BY JB Total Acres: 0.78 Total Land Value: 11,700 Market: 0 Agricultural: 0 Common: 11,700 PRINTED 11/17/2026 BY SYS