

BEGIN AT SE COR OF NW 1/4 OF SW
 FT, W 271.97 FT, S 412 FT, E 248
 FT, E 23.95 FT, N 1270.59 FT, TO

ELLIS ALAN A JR/ELLIS KAREN W
 3746 SW PINEMOUNT RD
 LAKE CITY, FL 32024

2026

06-4S-16-02785-005


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	12	HARDWOOD	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	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	6416.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,860	100	2026
TOTALS	1,860		213,268

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	MANUF	3	100%	-	2026							Heated Area: 1860	HX Base Yr 2014

BAS
2026

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			213,268
TOTAL MARKET OB/XF VALUE			1,800
TOTAL LAND VALUE - MARKET			25,440
TOTAL MARKET VALUE			240,508
SOH/AGL Deduction			19,133
ASSESSED VALUE			221,375
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			169,964
TOTAL JUST VALUE			240,508
NCON VALUE			213,268
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			19,290

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051933	Mobile Home		12/27/2024
000051798	Right-of-Way Acce		12/12/2024

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1530/34	12/23/2024	WD	U	I	11	100	
GRANTOR: ELLIS ALAN A JR							
GRANTEE: ELLIS ALAN A JR							
1528/1994	11/25/2024	WD	U	I	11	100	
GRANTOR: ELLIS ALAN A JR							
GRANTEE: ELLIS ALAN A JR							

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/21/2026	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2026;ORIG=16,13] E60 S31 W60 N31 \$	

EXTRA FEATURES																
L N	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	9910	RV SITE/RE	0	0	0	1.00	UT	2,000.00	2,000.00	100	2013	2013	3	100	100	
2	9910	RV SITE/RE	0	0	0	1.00	UT	2,000.00	2,000.00	100	2013	2013	3	100	100	
3	9910	RV SITE/RE	0	0	0	1.00	UT	2,000.00	2,000.00	100	2013	2013	3	100	200	
4	0285	SALVAGE	0	100	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	
5	0296	SHED METAL	0	100	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	400	
6	0296	SHED METAL	0	100	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	800	

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	100		A-1	0.00	0.00	3.18	AC		1.00	1.00	1.00	8,000.00	8,000.00	25,440							