

BEG SW COR OF NE1/4 OF NW1/4, RU FT, E 759.77 FT, S 315.63 FT, SW N 223.43 FT TO POB EX 1.35 AC DE

PINER STEPHANIE G/BROCK CLINTON P O BOX 474 WELLBORN, FL 32094-0474

2026

11-4S-15-00337-007

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	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	04	04	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	11415.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,052	100	
TOTALS	2,052		79,137

MARKET ADJUSTMENTS																								
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND													
1	MANUF	1	100% - 2023																					
Heated Area: 2052					HX Base Yr 2023																			
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td>04/22/2026</td> <td>MLU</td> </tr> </tbody> </table>													BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE					04/22/2026	MLU
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				04/22/2026	MLU																			

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		79,137	
TOTAL MARKET OB/XF VALUE		12,680	
TOTAL LAND VALUE - MARKET		44,160	
TOTAL MARKET VALUE		135,977	
SOH/AGL Deduction		34,930	
ASSESSED VALUE		101,047	
TOTAL EXEMPTION VALUE		51,411	
BASE TAXABLE VALUE		49,636	
TOTAL JUST VALUE		135,977	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		184,119	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1267/1755	12/30/2013	WD U	I	I	30	100
GRANTOR: CLINTON & JEANNE BROC						
GRANTEE: PINER & CLINTON & J						
1267/1753	12/30/2013	WD U	I	I	30	100
GRANTOR: STEPHANIE G PINER						
GRANTEE: CLINTON & JEANNE BR						

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
1	0261	PRCH, UOP	0	100	0	0	0	0.00	0.00	100	2005	2005
2	0031	BARN, MT AE	0	100	20	26	0	9.00	9.00	100	2013	2013
3	9945	Well/Sept	0	100	0	0	0	7,000.00	7,000.00	100		
4	0252	LEAN-TO W/	0	100	0	0	0	0.00	0.00	100	2016	2016
5	0252	LEAN-TO W/	0	100	0	0	0	0.00	0.00	100	2016	2016

TOTAL OB/XF												
12,680												
395 SW NUGGET WAY, LAKE CITY												

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS= W76 S27 E76 N27S.												

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	4.60	AC		1.00	1.00	0.80	12,000.00	9,600.00	44,160							