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

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

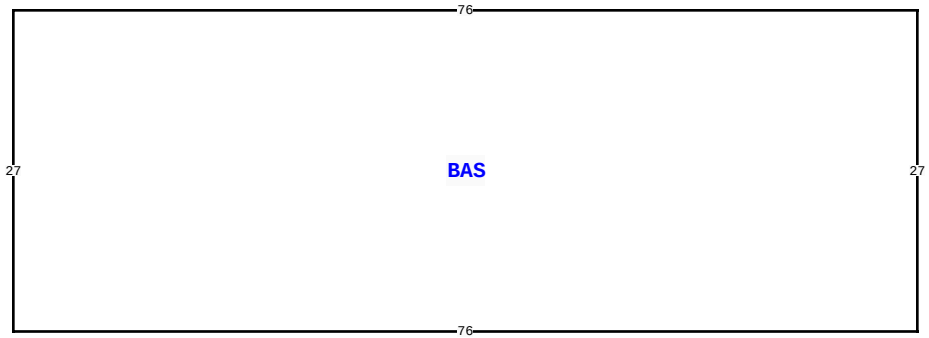
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,052	100		2,052	82,061
TOTALS	2,052			2,052	82,061

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	2,052	86.5640	72.71	149,201	1999	1999	0	0	0	45.00	55.00

1 MANUF 1 100% - 2023 Heated Area: 2052 HX Base Yr 2023



395 SW NUGGET WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		82,061
TOTAL MARKET OB/XF VALUE		12,680
TOTAL LAND VALUE - MARKET		44,160
TOTAL MARKET VALUE		138,901
SOH/AGL Deduction		37,854
ASSESSED VALUE		101,047
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		49,636
TOTAL JUST VALUE		138,901
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	30	100
GRANTOR: CLINTON & JEANNE BROC						
GRANTEE: PINER & CLINTON & J						
1267/1753	12/30/2013	WD	U	I	30	100
GRANTOR: STEPHANIE G PINER						
GRANTEE: CLINTON & JEANNE BR						

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	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	400	
2	0031	BARN,MT AE	0	100	20	26	520.00	UT	9.00	9.00	100	2013	2013	3	100	4,680	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	200	
5	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	400	

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S27 E76 N27$.

LAND DESCRIPTION

TOTAL OB/XF 12,680

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	100		A-1	0.00	0.00	4.60	AC		1.00	1.00	0.80	12,000.00	9,600.00	44,160							

REVIEW DATE 03/14/2024 BY JB Total Acres: 4.60 Total Land Value: 44,160 Market: 0 Agricultural: 0 Common: 44,160 PRINTED 05/12/2026 BY SYS