LOT 10 PINE WIND ESTATES S/D
UNIT 1.

RIVERA JAMES/RIVERA ANN MARIE
269 SW ALPHALPHA AVE
LAKE CITY, FL 32024

2026

11-5S-15-00431-110

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	11515.010 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

269 SW ALFALFA AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	11,200
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	61,200
SOH/AGL Deduction	22,915
ASSESSED VALUE	38,285
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	38,285
TOTAL JUST VALUE	61,200
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	51,200

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40802	TR/TRAILER	0	10/27/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1101/2384	11/08/2006	WD	Q	V	04	12,000
GRANTOR: CHESTER STOKES JR						
GRANTEE: JAMES RIVERA & ANN						
0786/0094	9/07/1993	AG	U	V	13	11,995
GRANTOR: CHESTER STOKES JR						
GRANTEE: JAMES RIVERA						

BUILDING NOTES

BUILDING DIMENSIONS

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	0296	SHED METAL	0	0	0	0	1.00	UT	2,400.00	2,400.00	100	2022	2021		100	2,400	
2	0070	CARPORT UF	0	0	0	0	1.00	UT	1,800.00	1,800.00	100	2022	2021		100	1,800	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 11,200

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	0700	C	MISC RES	0		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 12/10/2021 BY JB Total Acres: 4.02 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 06/22/2026 BY SYS