LOT 20 PINE WIND ESTATES S/D UNI
644-42, 816-764, 830-1967, AG 83

LEBLANC CALVIN DAVID
231 SW KIMDALE LP
LAKE CITY, FL 32024

2027

11-5S-15-00431-120

BUILDING CHARACTERISTICS

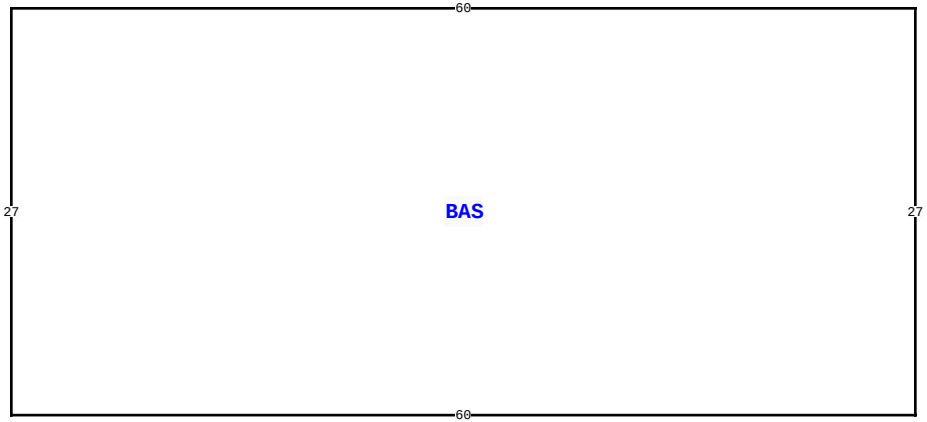
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 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 02
NEIGHBORHOOD/LOC	11515.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100		1,620	44,284
TOTALS	1,620			1,620	44,284

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,620	113.9000	68.34	110,711	1996	1996	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2024 Heated Area: 1620 HX Base Yr



801 SW ALFALFA AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 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	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	100	
2	0263	PRCH,USP	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	44,284
TOTAL MARKET OB/XF VALUE	7,400
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	101,684
SOH/AGL Deduction	0
ASSESSED VALUE	101,684
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	101,684
TOTAL JUST VALUE	101,684
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	101,684

PERMIT NUM	DESCRIPTION	AMT	ISSUED
11861	M H	125	11/14/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1496/900	8/07/2023	QC	U	I	11	100
GRANTOR: LEBLANC CALVIN DAVID						
GRANTEE: LEBLANC CALVIN DAVI						
0931/1189	4/27/2001	QC	Q	I	01	100
GRANTOR: BRYAN LEBLANC						
GRANTEE: MARY LEBLANC AS TO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S27 E60 N27$.

LAND DESCRIPTION

TOTAL OB/XF 7,400

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	0102	C	SFR/MH	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 07/11/2016 BY DF Total Acres: 4.02 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 11/17/2026 BY SYS