LOT 2 PINE WIND ESTATES UNIT 2.
914-1437, 921-200, DC 1434-1746,

LOPEZ MONICA M/NUNIGA JAVIER LOPEZ
284 NW RIDEWOOD AVE
LAKE CITY, FL 32055

2027

11-5S-15-00431-202

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
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 02

NEIGHBORHOOD/LOC 11515.020 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS	0			0	0

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	0	113.5000	108.96	0	2016	2016	0	0	0	18.00	82.00

1 MANUF 2 0% - 2027 Heated Area: 0 HX Base Yr

280 SW QUAIL RIDGE CT, LAKE CITY

BLD DATE		LGL DATE	05/07/2026 MLU
XF DATE		LAND DATE	
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
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	0080	DECKING	0	0	0	0	1.00	UT	500.00	500.00	100	2027	2026		100	500	

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	7,500
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	57,500
SOH/AGL Deduction	0
ASSESSED VALUE	57,500
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	57,500
TOTAL JUST VALUE	57,500
NCON VALUE	500
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	62,250

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053923	Mobile Home		08/26/2025
000053892	Right-of-Way Acce		08/22/2025
17724	STORAGE	81	12/11/2000
17704	PUMP/UTPOL	30	12/04/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1536/188	3/20/2025	WD	Q	I	01	75,000
GRANTOR: BARBER THEODORE M						
GRANTEE: LOPEZ MONICA M						
1441/2791	6/29/2021	WD	Q	I	01	50,000
GRANTOR: SUTTON LINDA R						
GRANTEE: BARBER THEODORE M						

BUILDING NOTES

BUILDING DIMENSIONS

LAND DESCRIPTION

TOTAL OB/XF 7,500

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	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 03/18/2026 BY robin Total Acres: 4.02 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 11/17/2026 BY SYS