

COMM NW COR OF SEC, S 58.12 FT T
OF CR 252, E 441.33 FT, S 244.36
POB, E 106 FT, S 205.50 FT, W 10

STANZIANI LUCAS PETER/STANZIANI LESLIE RENEE
4895 SW PINEMOUNT RD
LAKE CITY, FL 32024

2026

12-4S-15-00349-003



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 Units	01	CONV	100
		0	100
Quality	05	05	
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	12415.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,512	100	
TOTALS	1,512		95,887

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%	-	2026						
Heated Area: 1512						HX Base Yr 2026					
<div style="border: 1px solid black; width: 100%; height: 100%; display: flex; align-items: center; justify-content: center;"> BAS </div>											
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE						
			04/15/2026			MLU					

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	95,887		
TOTAL MARKET OB/XF VALUE	7,500		
TOTAL LAND VALUE - MARKET	8,000		
TOTAL MARKET VALUE	111,387		
SOH/AGL Deduction	0		
ASSESSED VALUE	111,387		
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE	59,976		
TOTAL JUST VALUE	111,387		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	113,753		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048685	Roof Replacement	9,400	11/17/2023
27105	M H	468	06/20/2008

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1557/927	12/22/2025	QC	U	I	11	100	
GRANTOR: BUTLER KEVIN							
GRANTEE: STANZIANI LUCAS PET							
1557/921	12/22/2025	WD	U	I	11	100	
GRANTOR: BUTLER KEVIN							
GRANTEE: BUTLER KEVIN							

EXTRA FEATURES		TOTALS	
L N	OB/XF CODE	DESCRIPTION	ADJ UNIT PRICE
1	0296	SHED METAL	0.00
2	9945	Well/Sept	7,000.00
TOTALS			7,500

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
			04/15/2026		

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W56 S27 E56 N27\$.	

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	0.50	AC		1.00	1.00	1.00	16,000.00	16,000.00	8,000							