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

2027

12-4S-15-00349-003

BUILDING CHARACTERISTICS

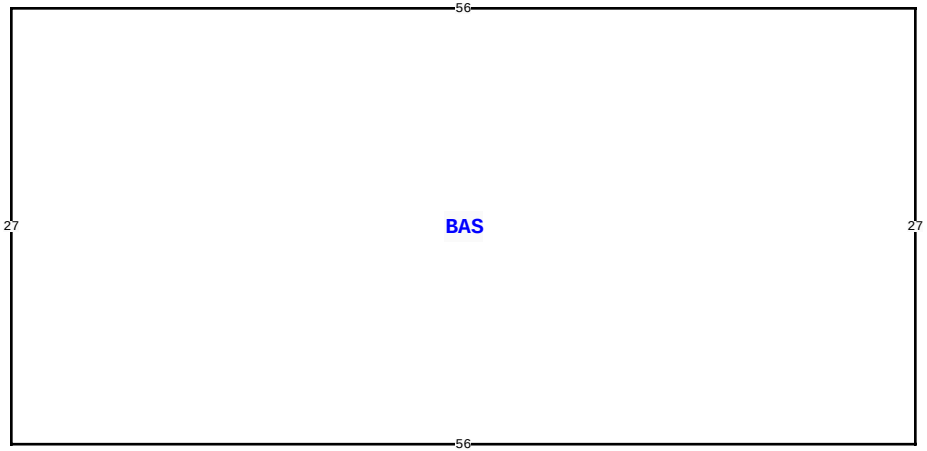
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100		1,512	92,896
TOTALS	1,512			1,512	92,896

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,512	113.9000	105.93	160,166	2008	2008	0	0	0	42.00	58.00

1 MANUF 1 100% - 2026 Heated Area: 1512 HX Base Yr 2026



4895 SW PINEMOUNT RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/15/2026 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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	500	
2	9945	Well/Sept	0	100	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		92,896
TOTAL MARKET OB/XF VALUE		7,500
TOTAL LAND VALUE - MARKET		8,000
TOTAL MARKET VALUE		108,396
SOH/AGL Deduction		0
ASSESSED VALUE		108,396
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		56,985
TOTAL JUST VALUE		108,396
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		109,396

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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S27 E56 N27$.

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	100		A-1	0.00	0.00	0.50	AC		1.00	1.00	1.00	16,000.00	16,000.00	8,000							

REVIEW DATE 02/06/2024 BY JB Total Acres: 0.50 Total Land Value: 8,000 Market: 0 Agricultural: 0 Common: 8,000 PRINTED 11/17/2026 BY SYS