

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
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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
Architctual 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		93,896

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			
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	93,896		
TOTAL MARKET OB/XF VALUE	7,500		
TOTAL LAND VALUE - MARKET	8,000		
TOTAL MARKET VALUE	109,396		
SOH/AGL Deduction	0		
ASSESSED VALUE	109,396		
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE	57,985		
TOTAL JUST VALUE	109,396		
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		4895 SW PINEMOUNT RD, LAKE CITY														
L N	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			0.00	100	2013	2013	3	100	500	
2	9945	Well/Sept	0	100	0	0			7,000.00	100			3	100	7,000	

TOTAL OB/XF												7,500					

BUILDING NOTES																	

BUILDING DIMENSIONS																	
BAS= W56 S27 E56 N27\$.																	

LAND DESCRIPTION										TOTAL OB/XF								7,500									
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										