

THE N 330.02 FT OF LOT 7 HILLTOP
150 FT OF THE EAST 300 FT OF S1/
NWL/4.

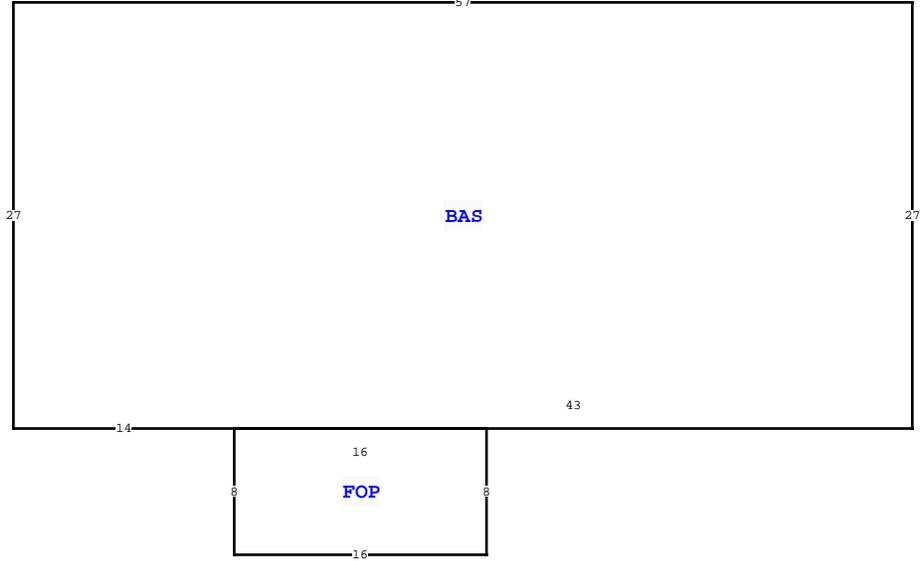
PASTERNAK STEVEN/PASTERNAK LILA
612 SW MIRACLE CT
LAKE CITY, FL 32024

2026

16-4S-16-03024-005

ELEMENT		CD	CONSTRUCTION		
Exterior Wall	08	WD OR PLY	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	12	MODULAR MT	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	01	CONV	100		
Units		0	100		
Condition Adj	01	01	100		
Kitchen Adjus	01	01	100		
Quality	05	05			
DOR CODE	0200 MOBILE HOME				
MAP NUM		MKT AREA	06		
NEIGHBORHOOD/LOC	16416.010 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,539	100		1,539	34,406
FOP	128	35		45	1,006
TOTALS	1,667			1,584	35,412

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MOBILE HME	0%	0								
			Heated Area: 1539			HX Base Yr					



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			35,412
TOTAL MARKET OB/XF VALUE			8,200
TOTAL LAND VALUE - MARKET			31,710
TOTAL MARKET VALUE			75,322
SOH/AGL Deduction			5,901
ASSESSED VALUE			69,421
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			69,421
TOTAL JUST VALUE			75,322
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			73,636
XFOB:1:1: PINE MH			
LAND:1:1: N 330.02 FT OF LOT 7			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1382/2675	3/18/2019	WD	Q	I	01	42,000
GRANTOR: JOHN T MCLENDON						
GRANTEE: STEVEN PASTERNAK &						
0652/0275	5/16/1988	WD	Q	V		13,000
GRANTOR: HENNINGER VIVIAN						
GRANTEE: MCLENDON JOHN T &						

EXTRA FEATURES																	
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	0040	BARN, POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	100	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	400	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	600	
5	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS= W57 S27 E14 FOP= S8 E16 N8 W16\$ E43 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	0102	C	SFR/MH	0		A-1	0.00	0.00	2.49	AC		1.00	1.00	1.00	10,000.00	10,000.00	24,900							
2	0000	C	VAC RES	0			0.00	0.00	2.27	AC		1.00	1.00	0.30	10,000.00	3,000.00	6,810							