

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

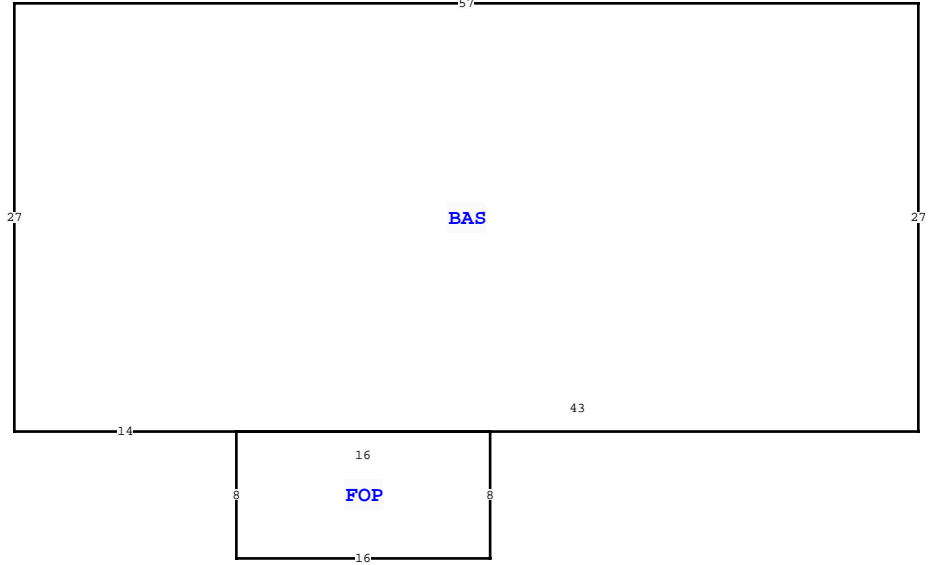
PASTERNAK STEVEN/PASTERNAK LILA  
612 SW MIRACLE CT  
LAKE CITY, FL 32024

2026

16-4S-16-03024-005

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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	
Architectural	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
BAS	1,539	100	
FOP	128	35	
TOTALS	1,667		
			1,584
			33,726

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		33,726	
TOTAL MARKET OB/XF VALUE		8,200	
TOTAL LAND VALUE - MARKET		31,710	
TOTAL MARKET VALUE		73,636	
SOH/AGL Deduction		4,215	
ASSESSED VALUE		69,421	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		69,421	
TOTAL JUST VALUE		73,636	
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	Q	I	01	42,000
GRANTOR: JOHN T MCLENDON						
GRANTEE: STEVEN PASTERNAK &						
0652/0275	5/16/1988	WD Q	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
1	0040	BARN, POLE	0	0	0	0	1.00	UT	0.00	0.00	100
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100
4	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100
5	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100

TOTAL OB/XF											
8,200											
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE						
				04/10/2025	MLU						

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W57 S27 E14 FOP= S8 E16 N8 W16\$ E43 N27\$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0102	C	SFR/MH	0		A-1	0.00	0.00	2.49	AC	1.00
2	0000	C	VAC RES	0			0.00	0.00	2.27	AC	1.00