LOT 1 BLOCK 1 FOREST HILLS S/D U
COR SAID LOT RUN E ALONG S LINE
COR LOT, S 7.50 FT, W 117.85 FT

GUERRY LESLIE ELOISE
397 S MARION AVE
LAKE CITY, FL 32025

2026

00-00-00-07686-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

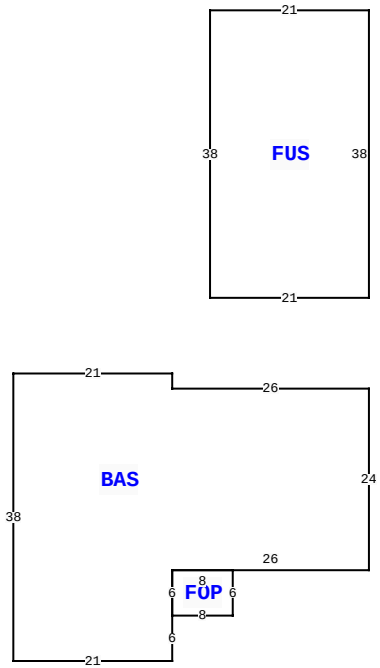
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	03	BELOW AVG. 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	04	BUILT-UP 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	10	TERRAZZO 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	5417.0600	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,422	100		1,422	111,656
FOP	48	30		14	1,099
FUS	798	100		798	62,659
TOTALS	2,268			2,234	175,414

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,234	107.8592	120.80	269,867	1960	1960	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 2220 HX Base Yr



114 SE PINE DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/27/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	175,414
TOTAL MARKET OB/XF VALUE	800
TOTAL LAND VALUE - MARKET	15,812
TOTAL MARKET VALUE	192,026
SOH/AGL Deduction	0
ASSESSED VALUE	192,026
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	192,026
TOTAL JUST VALUE	192,026
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	192,026

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1205/1906	11/19/2010	TR	U	I	16	100
GRANTOR: BRYAN HARRISON GUERRY						
GRANTEE: GUY N WILLIAMS & GE						
0946/0334	2/08/2002	TR	Q	I	06	100
GRANTOR: BRYAN HARRISON GUERRY						
GRANTEE: LESLIE ELOISE LETHC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 N2 W21 S38 E21 N6 FOP= E8 N6 W8 S6$ N6 E26 N24$PTR= N50 FUS= W21 S38 E21 N38$ S50$.

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	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	350	
2	0258	PATIO	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	250	
3	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 800

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	0100	C	SFR	0		*RSF-2	115.00	110.00	12,650.00	SF		1.00	1.00	1.25	1.00	1.25	15,812							

REVIEW DATE 10/04/2016 BY DF Total Acres: 0.29 Total Land Value: 15,812 Market: 0 Agricultural: 0 Common: 15,812 PRINTED 11/20/2025 BY SYS