LOT 5 & S 7 FT OF LOT 4 BLK 1 FO
UNIT 1.

BANTER STEVEN K/BANTER INESA A
198 SE PINE DR
LAKE CITY, FL 32025

2026

00-00-00-07689-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

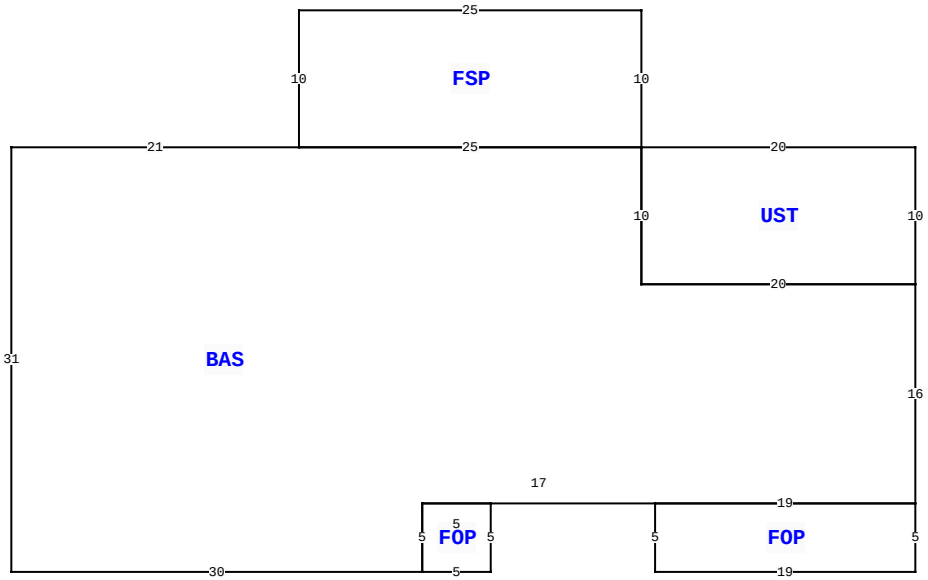
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	10	TERRAZZO 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 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	1,666	100		1,666	131,843
FOP	25	30		8	633
FOP	95	30		28	2,216
FSP	250	40		100	7,914
UST	200	45		90	7,123
TOTALS	2,236			1,892	149,728

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,892	108.7020	121.75	230,351	1960	1960	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2018 Heated Area: 1666 HX Base Yr 2018



198 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		149,728
TOTAL MARKET OB/XF VALUE		200
TOTAL LAND VALUE - MARKET		11,960
TOTAL MARKET VALUE		161,888
SOH/AGL Deduction		66,848
ASSESSED VALUE		95,040
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		44,318
TOTAL JUST VALUE		161,888
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		161,888

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1331/2323	2/16/2017	QC	U	I	11	100
GRANTOR: SHIRLEY MILNER & INES						
GRANTEE: STEVEN K & INESA A						
1234/1039	5/08/2012	QC	U	I	11	100
GRANTOR: SHIRLEY MILNER						
GRANTEE: SHIRLEY MILNER & IN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W21 S31 E30 FOP= E5 N5 W5 S5$ N5 E17 FOP= S5 E19 N5 W19$ E19 N16 UST= N10 W20S10 E20$W20 N10 FSP= N10 W25 S10 E25$ W25$.

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	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 200

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	100		*RSF	-292.00	130.00	11,960.00	SF		1.00	1.00	1.00	1.00	1.00	11,960							

REVIEW DATE 10/04/2016 BY DF Total Acres: 0.27 Total Land Value: 11,960 Market: 0 Agricultural: 0 Common: 11,960 PRINTED 11/20/2025 BY SYS