

LOT 7 BLOCK 1 FOREST HILLS S/D U
732-105, 781-1192, 796-930, LE 1

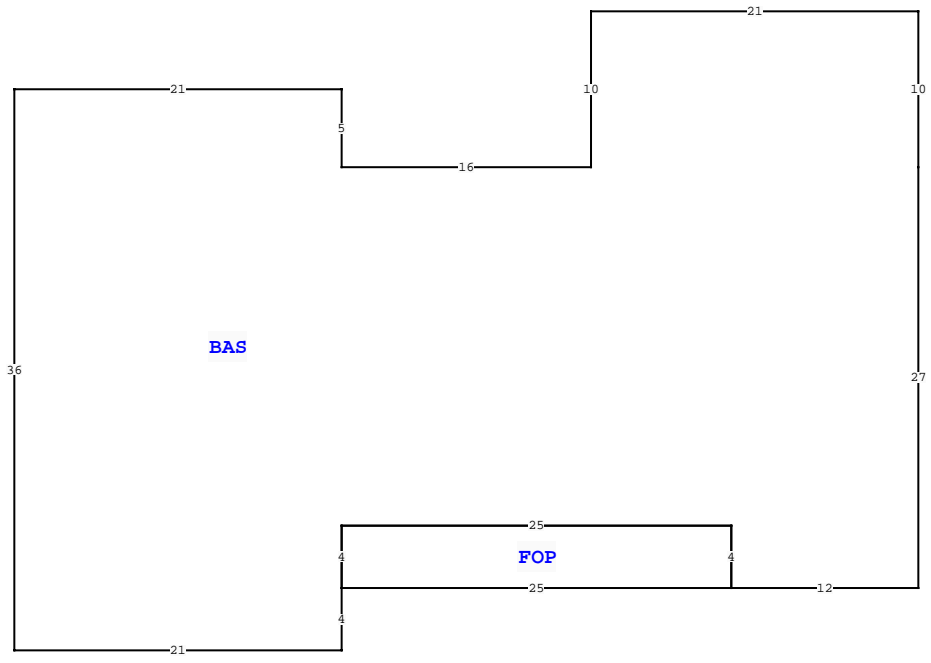
MCCOLSKEY GEORGE H
224 SE PINE DR
LAKE CITY, FL 32025

2026

00-00-00-07691-000
00-00-00-07691-000

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	10	TERRAZZO 30
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	02	02 100
Kitchen Adjus	01	01 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,895	95.7681	107.26	203,258	1963	1963	0	0	35.00	65.00
1 SINGLE FAM 100% - 2017 Heated Area: 1865 HX Base Yr 2017											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1
VALUATION SUMMARY		
VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		132,118
TOTAL MARKET OB/XF VALUE		950
TOTAL LAND VALUE - MARKET		11,050
TOTAL MARKET VALUE		144,118
SOH/AGL Deduction		61,048
ASSESSED VALUE		83,070
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		32,348
TOTAL JUST VALUE		144,118
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		144,118

SALE:3:1: LOT 7, BLK 1, FOREST HILLS
SALE:2:1: LOT 7 BLK 1 FOREST HILLS UNIT 1
SALE:1:1: LOT 7 BLOCK 1 FOREST HILLS UNIT 1

PERMIT NUM	DESCRIPTION	AMT	ISSUED
337	MAINT/ALTR	50	08/02/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1215/2573	5/16/2011	WD	U	I	11	100

GRANTOR: GEORGE H MCCOLSKEY
GRANTEE: GEORGE H MCCOLSKEY
0796/0930 10/04/1994 WD Q I 58,000
GRANTOR: JOH & JANET CREEL
GRANTEE: GEORGE H MCCOLSKEY

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,865	100		1,865	130,026
FOP	100	30		30	2,092
TOTALS	1,965			1,895	132,118

224 SE PINE DR, LAKE CITY
BLD DATE
XF DATE
INC DATE
LGL DATE
LAND DATE
AG DATE
04/27/2022 MLU

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	0166	CONC, PAVMT	0	100	0	0	UT	0.00	0.00	100	1993	1993	3	100	150	
2	0120	CLFENCE 4	0	100	0	0	UT	0.00	0.00	100	1993	1993	3	100	300	
3	0296	SHED METAL	0	100	8	10	UT	5.00	5.00	50	1993	1993	3	50	200	
4	0070	CARPORT UF	0	100	0	0	UT	0.00	0.00	100	2012	2012	3	100	300	

BUILDING NOTES											
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BUILDING DIMENSIONS
BAS= N10 W21 S10 W16 N5 W21 S36 E21 N4 FOP= E25 N4 W25 S4\$ N4 E25 S4 E12 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	0100	C	SFR	100		*RSF-	285.00	130.00	11,050.00	SF		1.00	1.00	1.00	1.00	1.00	11,050							