LOT 1 BLOCK 2 FOREST HILLS S/D U
742-1050, 849-774, DC 1188-1328,

RUKAB MARRAE/RUKAB EVELYN
117 SE PINE DR
LAKE CITY, FL 32025

2026

00-00-00-07699-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

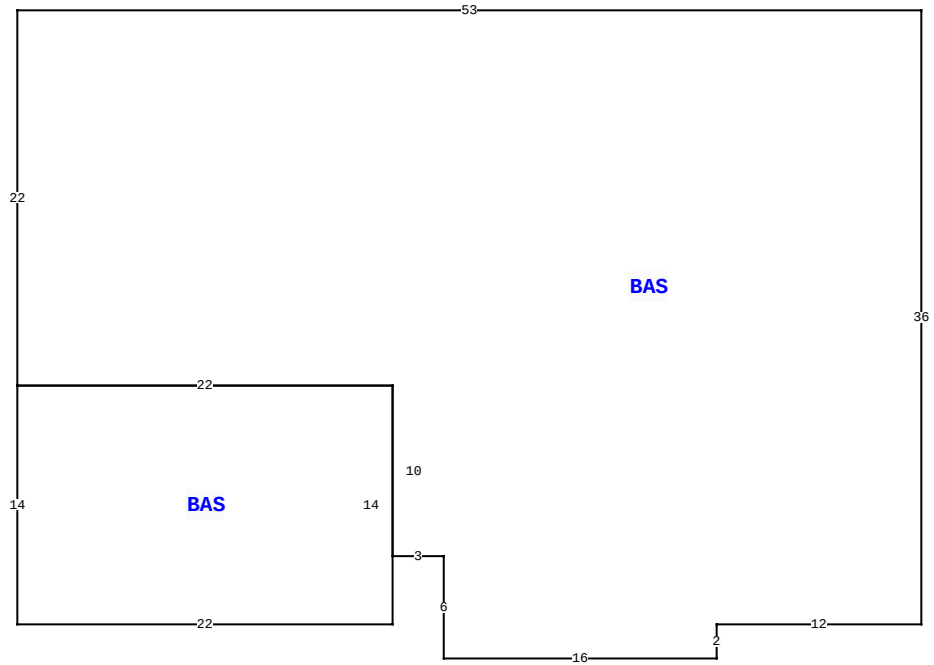
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	308	100		308	26,150
BAS	1,620	100		1,620	137,543
TOTALS	1,928			1,928	163,693

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,928	116.6220	130.62	251,835	1960	1960	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2012 Heated Area: 1928 HX Base Yr 2012



117 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		163,693
TOTAL MARKET OB/XF VALUE		3,900
TOTAL LAND VALUE - MARKET		15,300
TOTAL MARKET VALUE		182,893
SOH/AGL Deduction		75,973
ASSESSED VALUE		106,920
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		56,198
TOTAL JUST VALUE		182,893
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		182,893

SALE:1:1: SALE INCLUDED $4600.00 - VERIFICATION F

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1221/1238	9/01/2011	WD	U	I	30	100
GRANTOR: WILLIAM M YOUNGS & ET						
GRANTEE: MARRAE & EVELYN RUK						
1220/1678	9/01/2011	WD	U	I	30	100
GRANTOR: WILLIAM M YOUNGS & ET						
GRANTEE: MARRAE & EVELYN RUK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W53 S22 BAS= S14 E22 N14 W22$ E22 S10 E3 S6 E16 N2 E12 N36$.

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	0	0	3	100	2,500	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	1,200	
3	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 3,900

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-2	120.00	120.00	14,400.00	SF		1.00	1.00	1.06	1.00	1.06	15,300							

REVIEW DATE 10/05/2016 BY DF Total Acres: 0.33 Total Land Value: 15,300 Market: 0 Agricultural: 0 Common: 15,300 PRINTED 10/03/2025 BY SYS