LOT 2 BLOCK 2 FOREST HILLS S/D U
712-8, DC 1015-2237, QC-1015-223

MACLAREN GWENDOLYN L
139 SE PINE DR
LAKE CITY, FL 32025

**2026**

**00-00-00-07700-000**

## COLUMBIA COUNTY PROPERTY



### BUILDING CHARACTERISTICS

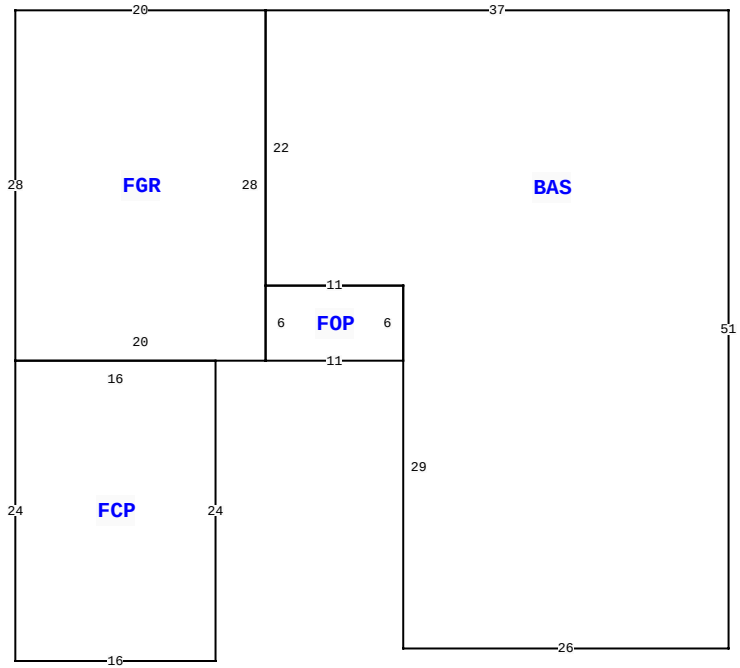
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 90 |
| Exterior Wall | 05 | AVERAGE 10 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 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 | 1,568 | 100 | | 1,568 | 129,846 |
| FCP | 384 | 25 | | 96 | 7,950 |
| FGR | 560 | 55 | | 308 | 25,505 |
| FOP | 66 | 30 | | 20 | 1,656 |
| TOTALS | 2,578 | | | 1,992 | 164,958 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,992 | 113.7510 | 127.40 | 253,781 | 1962 | 1962 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 100% - 2005 Heated Area: 1568 HX Base Yr 2005




139 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 | | 164,958 |
| TOTAL MARKET OB/XF VALUE | | 650 |
| TOTAL LAND VALUE - MARKET | | 9,180 |
| TOTAL MARKET VALUE | | 174,788 |
| SOH/AGL Deduction | | 77,160 |
| ASSESSED VALUE | | 97,628 |
| TOTAL EXEMPTION VALUE | HX HB WX SX | 97,628 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 174,788 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 174,788 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1015/2238 | 5/18/2004 | QC | Q | I | 01 | 100 |

GRANTOR: ALMA LONGAKER
GRANTEE: GWENDOLYN MACLAREN

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS= W37 FGR= W20 S28 FCP= S24 E16 N24 W16$ E20 N28$ S22 FOP= S6E11 N6 W11$ E11 S29 E26 N51$.

### 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 | 400 | |
| 2 | 0258 | PATIO | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 250 | |

### LAND DESCRIPTION

TOTAL OB/XF 650

| 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 | -290.00 | 120.00 | 10,800.00 | SF | | 1.00 | 1.00 | 0.85 | 1.00 | 0.85 | 9,180 | | | | | | | |

REVIEW DATE 10/05/2016 BY DF Total Acres: 0.25 Total Land Value: 9,180 Market: 0 Agricultural: 0 Common: 9,180 PRINTED 11/20/2025 BY SYS