

LOT 4 BLOCK 2 FOREST HILLS S/D U
PB 1002-1168 THRU 1174, 1008-274

CHOI KICHUL/WISE MISOOK
173 SE PINE DR
LAKE CITY, FL 32025

2026

00-00-00-07702-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 90
Interior Floo	15	HARDTILE 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		06

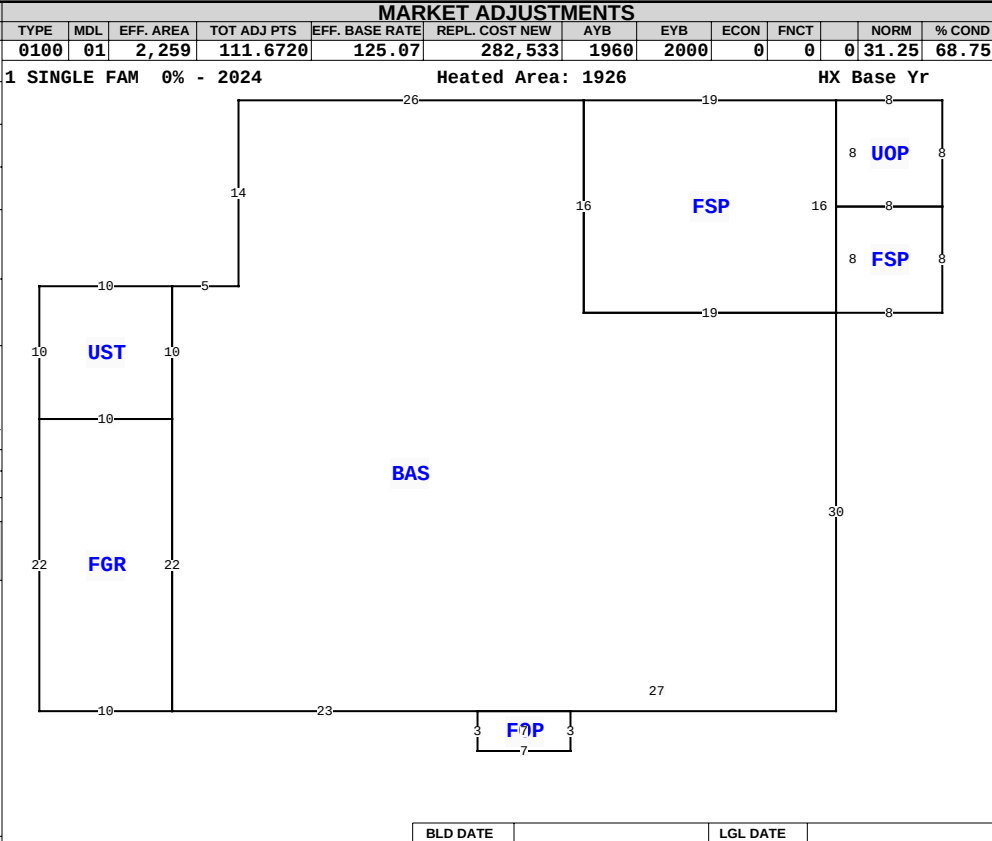
NEIGHBORHOOD/LOC	5417.0600	1.00/
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,926	100		1,926	165,608
FGR	220	55		121	10,404
FOP	21	30		6	516
FSP	64	40		26	2,236
FSP	304	40		122	10,491
UOP	64	20		13	1,118
UST	100	45		45	3,869
TOTALS	2,699			2,259	194,241

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
4	0264	PRCH, FSP	0	0	46	24	1,104.00	UT	0.00	0.00	100	2012	2012	3	100	7,500	
5	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	800	
6	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	800	
7	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	500	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	0100	C



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

COLUMBIA COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE	194,241		
TOTAL MARKET OB/XF VALUE	11,300		
TOTAL LAND VALUE - MARKET	16,800		
TOTAL MARKET VALUE	222,341		
SOH/AGL Deduction	0		
ASSESSED VALUE	222,341		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	222,341		
TOTAL JUST VALUE	222,341		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	225,873		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
00335			

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / RSN CD
1498/2510	8/09/2023	WD Q	I 01
SALE PRICE			
285,900			
GRANTOR: MATTIMORE SCOTT M			
GRANTEE: CHOI KICHUL			
1069/1934	12/23/2005	WD Q	I
SALE PRICE			
70,000			
GRANTOR: SUSAN ELIZABETH PLUMM			
GRANTEE: SCOTT M MATTIMORE			

BUILDING NOTES		

BUILDING DIMENSIONS		
BAS= W26 S14 W5 UST= W10 S10 E10 N10\$ S10 FGR= W10 S22 E10 N22\$ S22 E23 FOP= S3 E7 N3 W7\$ E27 N30 FSP= E8 N8 UOP= N8 W8 S8 E8\$ W8 S8\$ FSP= N16 W19 S16 E19\$ W19 N16\$.		