LOT 6 BLOCK 2 FOREST HILLS S/D U
319-603, 320-60, LE 1153-2446, D

CHARRON DAVID M
197 SE PINE DR
LAKE CITY, FL 32025

2026

00-00-00-07704-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

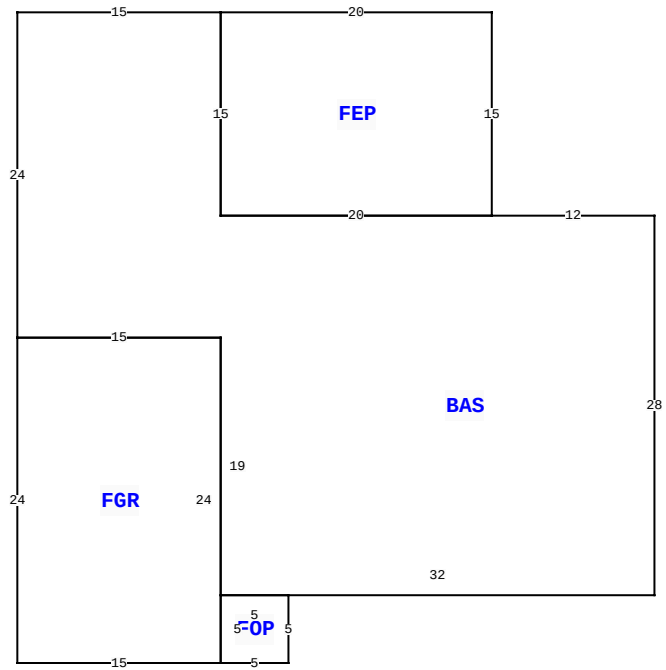
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,256	100		1,256	103,144
FEP	300	80		240	19,709
FGR	360	55		198	16,260
FOP	25	30		8	657
TOTALS	1,941			1,702	139,770

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,702	112.8000	126.34	215,031	1966	1966	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2010 Heated Area: 1256 HX Base Yr 2010



197 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		139,770
TOTAL MARKET OB/XF VALUE		1,000
TOTAL LAND VALUE - MARKET		12,600
TOTAL MARKET VALUE		153,370
SOH/AGL Deduction		65,676
ASSESSED VALUE		87,694
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		36,972
TOTAL JUST VALUE		153,370
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		153,370

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1182/2135	10/20/2009	WD	Q	I	01	112,500
GRANTOR: SALLY CLINE GOFORTH &						
GRANTEE: DAVID M CHARRON						
1153/2446	6/30/2008	LE	Q	I	01	100
GRANTOR: NANCY C MCCURDY(LIFE						
GRANTEE: MARY WRIGHT & SALLY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 FEP= N15 W20 S15 E20$ W20 N15 W15 S24 FGR= S24E15 N24W15$ E15 S19 FOP= S5 E5 N5 W5$ E32 N28$.

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	300	
2	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	300	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 1,000

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	105.00	120.00	12,600.00	SF		1.00	1.00	1.00	1.00	1.00	12,600							

REVIEW DATE 10/05/2016 BY DF Total Acres: 0.29 Total Land Value: 12,600 Market: 0 Agricultural: 0 Common: 12,600 PRINTED 11/20/2025 BY SYS