N1/2 OF LOT 5 & LOT 6 BLOCK 3 FO
UNIT 1.

LAPOINTE JAMES T/DELARUE MICHELE
263 SE PINE DR
LAKE CITY, FL 32025

2026

00-00-00-07713-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

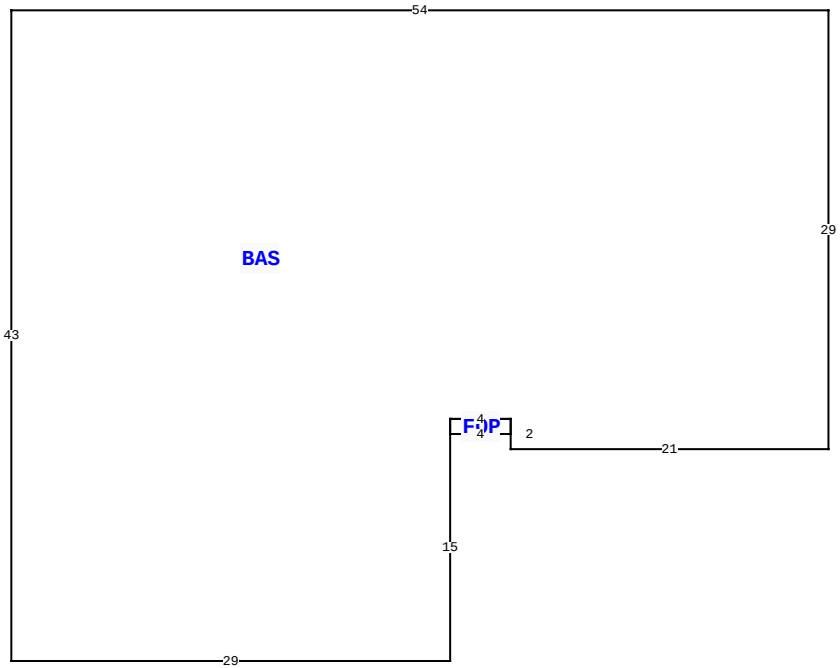
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
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	1,964	100		1,964	164,197
FOP	4	30		1	84
TOTALS	1,968			1,965	164,280

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,965	114.8400	128.62	252,738	1960	1990	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2025 Heated Area: 1964 HX Base Yr 2025



263 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		164,280
TOTAL MARKET OB/XF VALUE		4,948
TOTAL LAND VALUE - MARKET		14,400
TOTAL MARKET VALUE		183,628
SOH/AGL Deduction		0
ASSESSED VALUE		183,628
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		132,906
TOTAL JUST VALUE		183,628
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		186,155

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1480/488	11/21/2022	WD	Q	I	01	180,000
GRANTOR: LANG ANDREW						
GRANTEE: LAPOINTE JAMES T						
1415/1188	7/10/2020	WD	U	I	12	85,300
GRANTOR: SECRETARY OF HOUSING						
GRANTEE: ANDREW LANG						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W54 S43 E29 N15 FOP= E4N1 W4 S1$ N1 E4 S2 E21 N29$.

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	1,118.00	UT	2.10	2.10	100	1993	1993	3	100	2,348	
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
3	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200	
4	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1996	1996	3	100	300	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 4,948

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	1.00	1.00	1.00	14,400							

REVIEW DATE 01/31/2023 BY CP Total Acres: 0.33 Total Land Value: 14,400 Market: 0 Agricultural: 0 Common: 14,400 PRINTED 10/03/2025 BY SYS