

COMM SW COR OF NE1/4 OF NW1/4, R
FOR POB, CONT E 26.91 FT, N 840.
OF I-10, SE ALONG R/W 416 FT, SW

MORRISON JAMES W
136 NW PIONEER CT
LAKE CITY, FL 32055

2026

05-3S-16-01972-000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY														
Exterior Wall	32	HARDIE BRD 100	0100	01	2,731	113.3930	127.00	346,837	2002	2002	0	0	23.00	77.00	STANDARD														
Roof Structur	03	GABLE/HIP 100	2 SINGLE FAM 100% - 2006													Heated Area: 2467													
Roof Cover	14	PREFIN MT 100														HX Base Yr 2006													
Interior Wall	05	DRYWALL 100																											
Interior Floo	14	CARPET 90																											
Interior Floo	15	HARDTILE 10																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms		3 100																											
Bathrooms		2 100																											
Frame	02	WOOD FRAME 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	5000		IMPROVED AG																										
MAP NUM			MKT AREA		01																								
NEIGHBORHOOD/LOC	5316.00		1.00/																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	528	100		528	51,633																								
BAS	1,939	100		1,939	189,615																								
FEP	243	80		194	18,971																								
FSP	174	40		70	6,845																								
TOTALS	2,884			2,731	267,064																								
EXTRA FEATURES						136 NW PIONEER CT, LAKE CITY																							
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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2002	2002	3	100	1,200													
2	0021	BARN,FR AE	0	100	0	0	2.00	UT	425.00	425.00	100	0	0	3	100	850													
3	0021	BARN,FR AE	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200													
4	0251	LEAN TO W/	0	100	19	40	760.00	UT	2.00	2.00	100	1993	1993	3	100	1,520													
5	0130	CLFENCE 5	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	600													
6	0280	POOL R/CON	0	100	16	34	544.00	UT	70.00	70.00	100	2009	2009	3	61	23,229													
7	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	1,200													
8	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300													
TOTAL OB/XF 29,099																													
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE												
1	0100	C	SFR	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	7,500.00	7,500.00	7,500												
2	9910	M	MKT.VAL.AG	0			0.00	0.00	10.46	AC		1.00	1.00	1.00	7,500.00	7,500.00	78,450												
3	6200	A	PASTURE 3	0		A-1	0.00	0.00	10.46	AC		1.00	1.00	1.00	280.00	280.00	2,929												
REVIEW DATE 05/07/2018 BY KR Total Acres: 11.46 Total Land Value: 10,429 Market: 78,450 Agricultural: 2,929 Common: 7,500 PRINTED 11/07/2025 BY SYS																													

VALUATION BY: STANDARD

Tax Group: 3 Tax Dist:

BUILDING MARKET VALUE: 267,064

TOTAL MARKET OB/XF VALUE: 29,099

TOTAL LAND VALUE - MARKET: 85,950

TOTAL MARKET VALUE: 306,592

SOH/AGL Deduction: 117,830

ASSESSED VALUE: 188,762

TOTAL EXEMPTION VALUE: 50,722

BASE TAXABLE VALUE: 138,040

TOTAL JUST VALUE: 382,113

NCON VALUE: 0

INCOME VALUE:

PREVIOUS YEAR MKT VALUE: 387,105

XFOB:2:1: BELM MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042737	Roof Replacement	23,740	09/13/2021
27905	POOL	180	06/24/2009
19392	SFR	333	04/08/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1047/2639	5/27/2005	WD	Q	I		220,000

GRANTOR: PEACOCK

GRANTEE: MORRISON

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 S32 E3 S4 E7 N4 E3 FSP= S6 E29 N6 W29\$ E45 N37 BAS= E11 N24 W22 S24 E11\$ W11 FEP= N4 W27 S9 E27 N5\$ S5 W27\$.