PINECREST PARCEL #1 & 344.28 SF
OF COMMON AREA DESC ORB 761-1664
FOLLOWS: COMM AT NE COR OF BLK A

REYNOLDS MICHAEL J
1004 S MARION AVE
LAKE CITY, FL 32025

2026

05-4S-17-14242-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

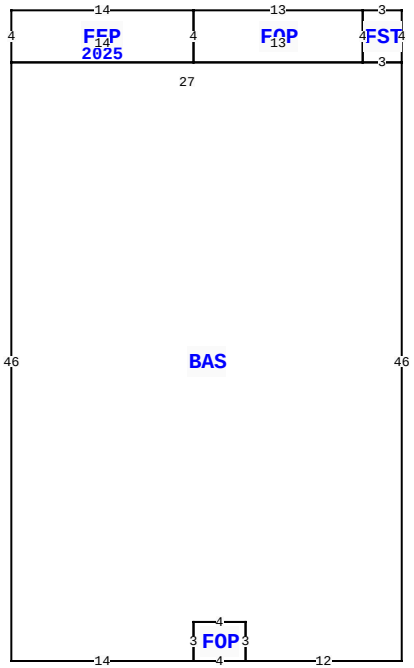
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 60
Exterior Wall	05	AVERAGE 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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	0401	TOWNHOUSE
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	870317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,368	100		1,368	121,685
FEP	56	80	2025	45	4,003
FOP	12	30		4	356
FOP	52	30		16	1,424
FST	12	55		7	622
TOTALS	1,500			1,440	128,090

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1200	01	1,440	111.8000	114.04	164,218	1980	2005	0	0	0	22.00	78.00

1 TOWNHOUSE 100% - 2026 Heated Area: 1368 HX Base Yr 2026



1004 S MARION AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		128,090
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		1,325
TOTAL MARKET VALUE		129,415
SOH/AGL Deduction		0
ASSESSED VALUE		129,415
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		78,693
TOTAL JUST VALUE		129,415
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		131,221

SALE:1:1: CONDO IN PINEWOOD S/D INCLUDES CONDO RI

PERMIT NUM	DESCRIPTION	AMT	ISSUED
			12/07/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1538/461	4/21/2025	QC	U	I	11	100
GRANTOR: CRAIG JAMES W						
GRANTEE: REYNOLDS MICHAEL J						
1523/104	9/06/2024	WD	Q	I	01	190,000
GRANTOR: JOHNS ALAN						
GRANTEE: CRAIG JAMES W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W3 W27 S46 E14 N3 E4 S3 E12 N46 $
FOP=[ORIG=-3,0] N4 W13 S4 E13 $
FST=[ORIG=0,0] N4 W3 S4 E3 $
FOP=[ORIG=-16,46] E4 N3 W4 S3 $
FEP=[YR=2025;ORIG=-16,-4] S4 W14 N4 E14 $
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EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0810	C	TOWNHOUSE1	100			0.00	0.00	1,767.00	SF		1.00	1.00	1.00	0.75	0.75	1,325							

REVIEW DATE 01/07/2025 BY TP Total Acres: 0.04 Total Land Value: 1,325 Market: 0 Agricultural: 0 Common: 1,325 PRINTED 11/04/2025 BY SYS