PINECREST #4 & #5.

ORB 725-651, 744-738, 746-969, P

TOMLINSON LINDA
132 SW CRESCENT ST
LAKE CITY, FL 32025

2026

05-4S-17-14242-004

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

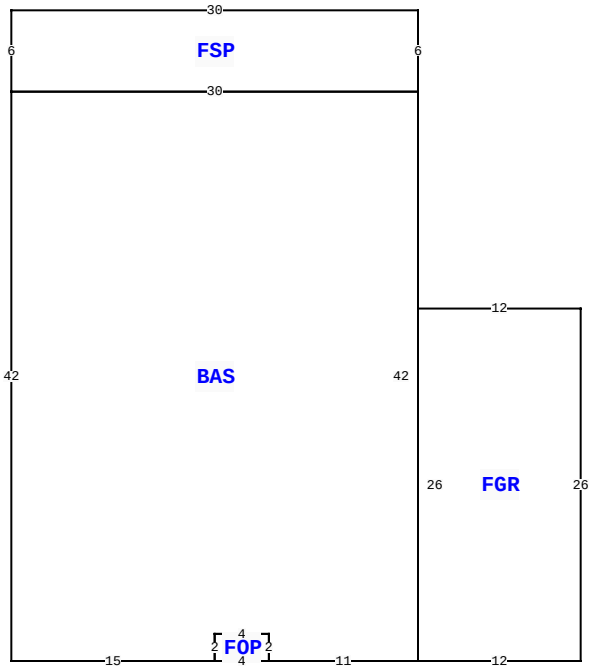
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 60
Exterior Wall	05	AVERAGE 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	01	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	1,252	100		1,252	117,181
FGR	312	55		172	16,098
FOP	8	30		2	187
FSP	180	40		72	6,738
TOTALS	1,752			1,498	140,206

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1200	01	1,498	109.8900	112.09	167,911	1991	2010	0	0	0	16.50	83.50

1 TOWNHOUSE 100% - 2022 Heated Area: 1252 HX Base Yr 2022



132 SW CRESCENT ST, 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		140,206
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		1,966
TOTAL MARKET VALUE		142,172
SOH/AGL Deduction		37,924
ASSESSED VALUE		104,248
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		53,526
TOTAL JUST VALUE		142,172
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		144,019

PERMIT NUM	DESCRIPTION	AMT	ISSUED
			12/07/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1537/1475	3/25/2025	LE	U	I	14	100
GRANTOR: TOMLINSON LINDA (LE)						
GRANTEE: TOMLINSON LINDA ELL						
1443/2500	7/30/2021	WD	Q	I	01	140,000
GRANTOR: WHITE DIANE B						
GRANTEE: TOMLINSON LINDA						

BUILDING NOTES

BUILDING DIMENSIONS

FSP= N6 W30 S6 E30$ BAS= W30 S 42 E15 FOP= E4 N2 W4 S2$ N2 E4 S2 E11 FGR= E12 N26 W12 S26 $ N42$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0810	C	TOWNHOUSE1	100		00	0.00	0.00	2,621.00	SF		1.00	1.00	1.00	0.75	0.75	1,966							

REVIEW DATE 04/02/2024 BY JS Total Acres: 0.06 Total Land Value: 1,966 Market: 0 Agricultural: 0 Common: 1,966 PRINTED 11/06/2025 BY SYS