PINECREST #7 DESC AS: COMM NE CO
PINEWOOD S/D, W 148.46 FT, S 32.
CONT S 68 FT, W 29.12 FT TO C/L

SPARKS LUCAS M
146 SW CRESCENT ST
LAKE CITY, FL 32025

2026

05-4S-17-14242-007

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

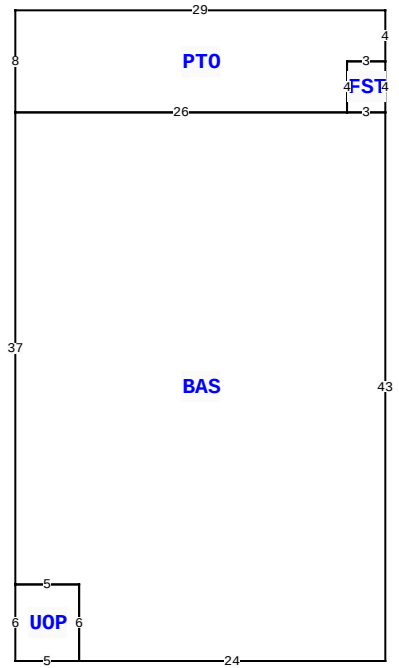
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 60
Exterior Wall	05	AVERAGE 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 50
Interior Floo	15	HARDTILE 30
Interior Floo	13	LAM/VNLPLK 20
Air Condition	03	CENTRAL 100
Heating Type	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	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	1,217	100		1,217	97,472
FST	12	55		7	561
PTO	220	5		11	881
UOP	30	20		6	480
TOTALS	1,479			1,241	99,394

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1200	01	1,241	117.1980	119.54	148,349	1991	1995	0	0	0	33.00	67.00

1 TOWNHOUSE 100% - 2023 Heated Area: 1217 HX Base Yr 2023



146 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		99,394
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		1,485
TOTAL MARKET VALUE		100,879
SOH/AGL Deduction		0
ASSESSED VALUE		100,879
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		50,157
TOTAL JUST VALUE		100,879
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		102,511

SALE:2:1: 4 PARCELS

SALE:1:1: LOT #26

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1549/2256	9/18/2025	WD	Q	I	01	175,000
GRANTOR: CARRIER WILLIAM GEORG						
GRANTEE: SPARKS LUCAS M						
1439/2699	6/14/2021	WD	Q	I	01	125,000
GRANTOR: TOMLINSON LINDA E						
GRANTEE: CARRIER WILLIAM GEO						

BUILDING NOTES

BUILDING DIMENSIONS

FST= N4 W3 S4 E3$ BAS= W3 PTO= N4 E3 N4 W29 S8 E26 $ W26S37
UOP= S6 E5 N6 W5$ E5 S6 E24 N43$.

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	1,980.00	SF		1.00	1.00	1.00	0.75	0.75	1,485							

REVIEW DATE 10/12/2016 BY DF Total Acres: 0.05 Total Land Value: 1,485 Market: 0 Agricultural: 0 Common: 1,485 PRINTED 11/07/2025 BY SYS