PINECREST # 9.

507-143, 883-745, WD 1017-290, W

BLUMMER CHRISTINE M
156 SW CRESCENT ST
LAKE CITY, FL 32025

2026

05-4S-17-14242-009

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

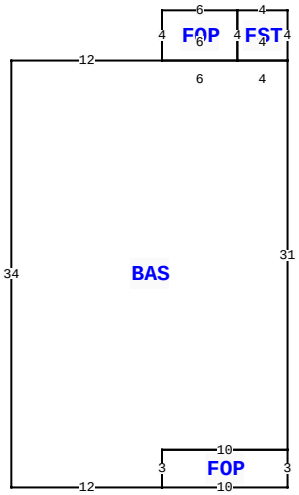
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 60
Exterior Wall	05	AVERAGE 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	2.	2. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0401	TOWNHOUSE
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	870317.00	1.00/

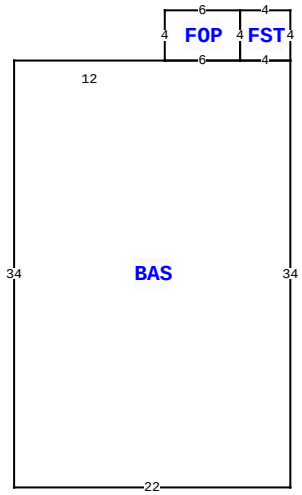
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	718	100		718	64,861
BAS	748	100		748	67,572
FOP	24	30		7	632
FOP	24	30		7	632
FOP	30	30		9	813
FST	16	55		9	813
FST	16	55		9	813
TOTALS	1,576			1,507	136,137

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1200	01	1,507	132.1828	134.83	203,189	1980	1995	0	0	0	33.00	67.00

1 TOWNHOUSE 100% - 2021 Heated Area: 1466 HX Base Yr 2021





156 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		136,137
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		920
TOTAL MARKET VALUE		137,057
SOH/AGL Deduction		22,477
ASSESSED VALUE		114,580
TOTAL EXEMPTION VALUE	HX HB 13	114,580
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		137,057
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		139,292

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1413/2053	6/18/2020	WD	Q	I	01	123,000
GRANTOR: MICHAEL D ALLEN						
GRANTEE: CHRISTINE M BLUMMER						
1017/0290	5/28/2004	WD	Q	I		72,000
GRANTOR: ROBERT K & PATRICIA H						
GRANTEE: MICHAEL D ALLEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 S34 E12 FOP= E10 N3W10 S3$ N3 E10 N31 FST= N4 W4S4 E4$ W4 FOP= N4 W6 S4 E6$ W6$ PTR= E50 BAS= W12 S34 E22 N34 FST= N4 W4 S4 E4$ W4 FOP= N4 W6 S4 E6$ W6$ W50$.

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			0.00	0.00	1,227.00	SF		1.00	1.00	1.00	0.75	0.75	920							

REVIEW DATE 10/12/2016 BY DF Total Acres: 0.03 Total Land Value: 920 Market: 0 Agricultural: 0 Common: 920 PRINTED 11/07/2025 BY SYS