PINECREST #11 ALSO DESC AS: COMM
A PINEWOOD S/D, W 251.32 FT, S 3
C/L OF BLOCK WALL & POB, CONT S

MILLENIA CAPITAL INC
1474 SW MANDIBA DR
LAKE CITY, FL 32024

2026

05-4S-17-14242-011

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

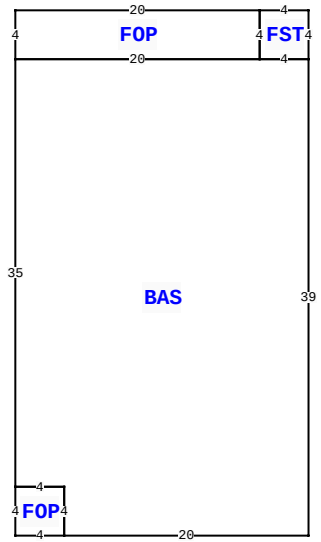
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 60
Exterior Wall	05	AVERAGE 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	2.	2. 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/

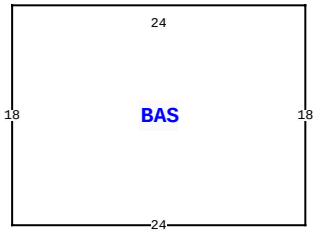
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	432	100		432	34,718
BAS	920	100		920	73,937
FOP	16	30		5	402
FOP	80	30		24	1,929
FST	16	55		9	724
TOTALS	1,464			1,390	111,709

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1200	01	1,390	117.6000	119.95	166,730	1980	1995	0	0	0	33.00	67.00

1 TOWNHOUSE 0% - 2023 Heated Area: 1352 HX Base Yr





164 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	111,709
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	923
TOTAL MARKET VALUE	112,632
SOH/AGL Deduction	0
ASSESSED VALUE	112,632
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	112,632
TOTAL JUST VALUE	112,632
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	114,466

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045734	Roof Replacement	8,950	10/21/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1477/23	10/06/2022	WD	U	I	19	92,000
GRANTOR: PEDROSA ELIOT AS PR F						
GRANTEE: MILLENIA CAPITAL IN						
0942/1681	12/19/2001	WD	Q	I		71,500
GRANTOR: GLENN WILHITE						
GRANTEE: RICARDO RODRIGUEZ						

BUILDING NOTES

BUILDING DIMENSIONS

FST= W4 FOP= W20 S4 E20 N4$ S4 BAS= W20 S35 FOP= S4 E4 N4 W4$ E4 S4 E20 N39 W4$ E4 N4$ PTR= E50 BAS= W24 S18 E24 N18$ W50$.

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	0			0.00	0.00	1,231.00	SF		1.00	1.00	1.00	0.75	0.75	923							

REVIEW DATE 11/21/2022 BY JS Total Acres: 0.03 Total Land Value: 923 Market: 0 Agricultural: 0 Common: 923 PRINTED 11/07/2025 BY SYS