PINECREST #18 DESC AS: COMM NE
1 PINEWOOD S/D, W 449.32 FT, S 6
FOR POB, S 15.63 FT TO C/L OF CO

LACEY RENTALS LLC
449 4TH AVE
JAX BEACH, FL 32250

2026

05-4S-17-14242-018

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

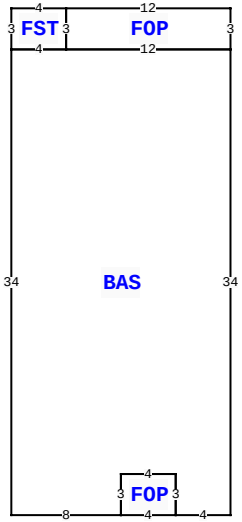
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 60
Exterior Wall	05	AVERAGE 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	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/

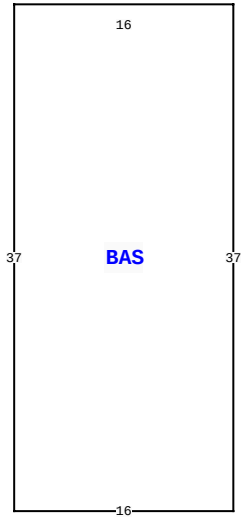
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	532	100		532	41,664
BAS	592	100		592	46,363
FOP	12	30		4	314
FOP	36	30		11	862
FST	12	55		7	548
TOTALS	1,184			1,146	89,751

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1200	01	1,146	114.5970	116.89	133,956	1980	1995	0	0	0	33.00	67.00

1 TOWNHOUSE 0% - 2022 Heated Area: 1124 HX Base Yr





194 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	89,751
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	456
TOTAL MARKET VALUE	90,207
SOH/AGL Deduction	0
ASSESSED VALUE	90,207
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	90,207
TOTAL JUST VALUE	90,207
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	91,680

PERMIT NUM	DESCRIPTION	AMT	ISSUED
952	MAINT/ALTR	50	07/29/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1441/2793	7/01/2021	WD	Q	I	01	85,000
GRANTOR: O'NEAL PROPERTIES LLC						
GRANTEE: LACEY RENTALS LLC						
1351/1508	1/11/2018	WD	U	I	30	43,600
GRANTOR: JOHN W & DANETTE R O'						
GRANTEE: O'NEAL PROPERTIES L						

BUILDING NOTES

BUILDING DIMENSIONS

FOP= W12 FST= W4 S3 E4 N3$ S3 BAS= W4 S34 E8 FOP= E4 N3W4 S3$ N3 E4 S3 E4 N34 W12$ E12 N3$ PTR=E50 BAS= W16 S37 E16 N37$ 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	0			0.00	0.00	608.00	SF		1.00	1.00	1.00	0.75	0.75	456							

REVIEW DATE 10/12/2016 BY DF Total Acres: 0.01 Total Land Value: 456 Market: 0 Agricultural: 0 Common: 456 PRINTED 11/06/2025 BY SYS