PINECREST #19. DESC AS: COMM NE
PINEWOOD S/D, W 449.32 FT, S 2 D
C/L OF CLOCK WALL & POB, CONT S

LACEY RENTALS LLC
444 4TH AVE N
JAX BEACH, FL 32250

2026

05-4S-17-14242-019

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

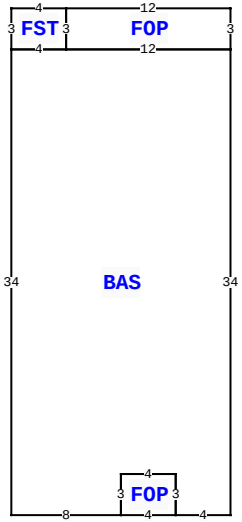
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 60
Exterior Wall	05	AVERAGE 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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/

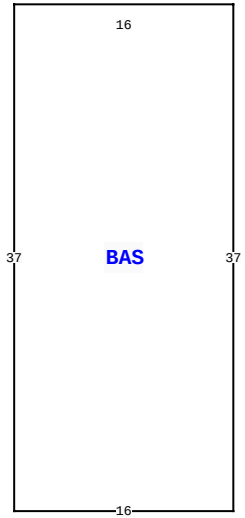
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	532	100		532	42,367
BAS	592	100		592	47,145
FOP	12	30		4	318
FOP	36	30		11	876
FST	12	55		7	557
TOTALS	1,184			1,146	91,263

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	116.5248	118.86	136,214	1980	1995	0	0	0	33.00	67.00

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





196 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	91,263
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	458
TOTAL MARKET VALUE	91,721
SOH/AGL Deduction	0
ASSESSED VALUE	91,721
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	91,721
TOTAL JUST VALUE	91,721
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	93,220

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045252	Roof Replacement	4,805	08/22/2022
950	MAINT/ALTR	50	07/29/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1436/2107	5/04/2021	WD	Q	I	01	81,500
GRANTOR: JENKINS JOSEPH D						
GRANTEE: LACEY RENTALS LLC						
1098/2471	10/10/2006	WD	Q	I		80,000
GRANTOR: KELLI K RONSONET LIVI						
GRANTEE: JOSEPH D JENKINS						

BUILDING NOTES

BUILDING DIMENSIONS

FOP= W12 FST= W4 S3 E4 N3$ S3 BAS= W4 S34 E8 FOP= E4 N3W4 S3$N3 E4 S3 E4 N34 W12$ E12N3$ 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	610.00	SF		1.00	1.00	1.00	0.75	0.75	458							

REVIEW DATE 11/21/2022 BY JS Total Acres: 0.01 Total Land Value: 458 Market: 0 Agricultural: 0 Common: 458 PRINTED 11/06/2025 BY SYS