COMM NW COR OF SW1/4 OF NE1/4, R
R/W THOMAS DR, RUN S 246 FT ALON
OF S R/W TINAS RD, E ALONG R/W 1

PITTMAN PAUL/PITTMAN JO
446 SW TINA GLN
LAKE CITY, FL 32024

2026

06-5S-17-09134-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

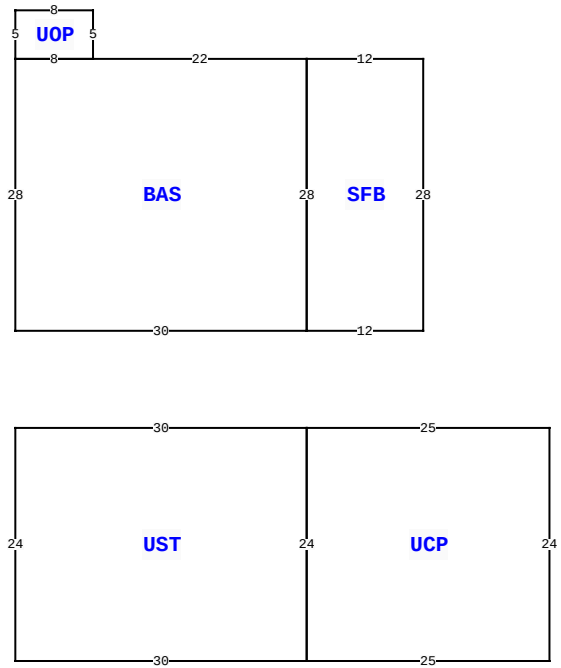
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	02	MIN PLYWD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	6517.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100		840	57,210
SFB	336	80		269	18,321
UCP	600	20		120	8,173
UOP	40	20		8	545
UST	720	45		324	22,067
TOTALS	2,536			1,561	106,315

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,561	93.5550	104.78	163,562	1990	1990	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1176 HX Base Yr



446 SW TINA GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		106,315
TOTAL MARKET OB/XF VALUE		7,300
TOTAL LAND VALUE - MARKET		20,000
TOTAL MARKET VALUE		133,615
SOH/AGL Deduction		53,572
ASSESSED VALUE		80,043
TOTAL EXEMPTION VALUE	HX HB SX	80,043
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		133,615
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		133,615

PERMIT NUM	DESCRIPTION	AMT	ISSUED
30457	SFR	0	09/13/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1481/972	12/15/2022	QC	U	I	11	100
GRANTOR: PITTMAN PAUL D						
GRANTEE: PITTMAN PAUL						
0501/0157	10/28/1982	WD	Q	V	01	81
GRANTOR: PAUL D PITTMAN & PAUL						
GRANTEE: PAULETTE PITTMAN						

BUILDING NOTES

BUILDING DIMENSIONS

UST= W30 S24 E30 N24$ UCP= S24 E25 N24 W25$ PTR= N10 BAS= N28 W22 UOP= N5 W8 S5 E8$ W8 S28 E30$ SFB= E12 N28 W12 S28$ S10$.

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
1	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,300

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	0102	C	SFR/MH	100		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	20,000.00	20,000.00	20,000							

REVIEW DATE 07/24/2017 BY DF Total Acres: 1.04 Total Land Value: 20,000 Market: 0 Agricultural: 0 Common: 20,000 PRINTED 09/19/2025 BY SYS