LOT 1 PINE FOREST S/D.
ORB 804-975, 818-1176, 1178,

ERNSTING PATRICIA/ERNSTING MARCUS
118 SW PINE FOREST CT
LAKE CITY, FL 32024

2026

09-4S-16-02829-051

BUILDING CHARACTERISTICS

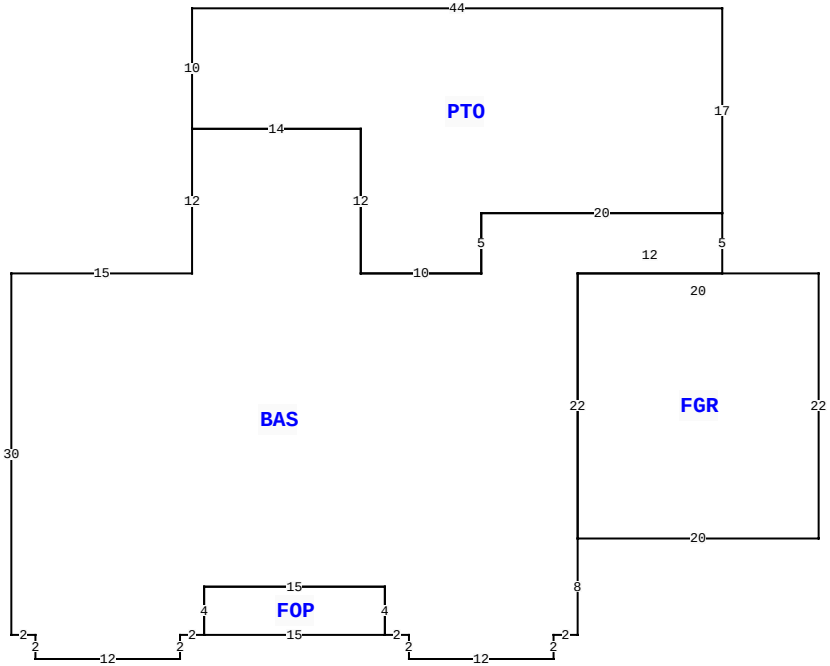
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	9416.0200	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,666	100		1,666	159,256
FGR	440	55		242	23,134
FOP	60	30		18	1,721
PTO	700	5		35	3,346
TOTALS	2,866			1,961	187,456

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,961	121.9290	136.56	267,794	1996	1995	0	0	0	30.00	70.00

1 SINGLE FAM 100% - 2011 Heated Area: 1666 HX Base Yr 2011



118 SW PINE FOREST CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		187,456
TOTAL MARKET OB/XF VALUE		19,758
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		225,714
SOH/AGL Deduction		68,705
ASSESSED VALUE		157,009
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		106,287
TOTAL JUST VALUE		225,714
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		228,392

PERMIT NUM	DESCRIPTION	AMT	ISSUED
10372	SFR	250	10/25/1996
11572	POOL	85	08/27/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1206/0337	12/03/2010	WD	Q	I	01	157,000
GRANTOR: JOHN H & MARY LOU STE						
GRANTEE: PATRICIA & MARCUS E						
1104/2519	12/12/2006	WD	Q	I		218,000
GRANTOR: JULIAN DARYL & CONNIE						
GRANTEE: JOHN H & MARY LOU S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 S30 E2 S2 E12 N2 E2 FOP= E15 N4 W15 S4$ N4 E15 S4E2 S2 E12 N2 E2 N8 FGR= E20 N22 W20 S22$ N22 E12 N5 PTO= N17 W44 S10 E14 S12 E10 N5 E20$ W20 S5 W10 N12 W14 S12$.

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	0294	SHED WOOD/	0	100	10	16	1.00	UT	0.00	0.00	100	1996	1996	3	100	500	
2	0166	CONC,PAVMT	0	100	0	0	1,368.00	UT	1.50	1.50	100	1996	1996	3	100	2,052	
3	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	100	1996	1996	3	40	14,336	
4	0166	CONC,PAVMT	0	100	0	0	540.00	UT	1.50	1.50	100	1996	1996	3	100	810	
5	0119	MASONRY WA	0	100	0	0	360.00	UT	5.00	5.00	70	1996	1996	3	70	1,260	
6	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	800	

LAND DESCRIPTION

TOTAL OB/XF 19,758

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	0100	C	SFR	100		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 01/25/2024 BY KS Total Acres: 1.01 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/12/2025 BY SYS