LOT 3 PINE FOREST S/D.

804-975, 846-1653, 867-1533, 912

EXODUS 4 LLC
2370 US HIGHWAY 47
LAKE CITY, FL 32025

2026

09-4S-16-02829-053

BUILDING CHARACTERISTICS

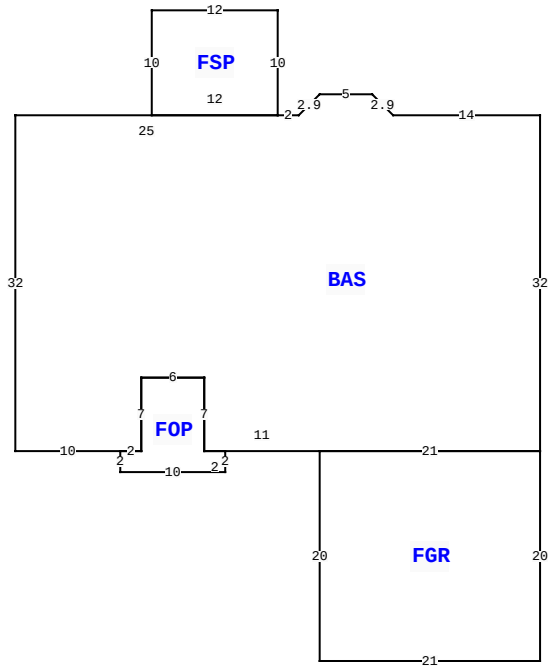
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,572	100		1,572	136,930
FGR	420	55		231	20,122
FOP	62	30		19	1,655
FSP	120	40		48	4,181
TOTALS	2,174			1,870	162,887

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,870	113.0050	126.57	236,686	1996	1996	0	0	0	31.18	68.82

1 SINGLE FAM 100% - 2001 Heated Area: 1572 HX Base Yr 2025



172 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		162,887
TOTAL MARKET OB/XF VALUE		2,243
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		183,630
SOH/AGL Deduction		57,646
ASSESSED VALUE		125,984
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		75,262
TOTAL JUST VALUE		183,630
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		186,187

PERMIT NUM	DESCRIPTION	AMT	ISSUED
11443	SFR	250	07/25/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1544/647	7/02/2025	WD	Q	I	01	220,000
GRANTOR: GOODE DONALD Z JR						
GRANTEE: EXODUS 4 LLC						
0912/0343	10/06/2000	WD	Q	I		96,428
GRANTOR: BOYCE						
GRANTEE: DONALD Z JR & JOY B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 U2 L2 W5 L2 D2 W2 FSP= N10 W12 S10 E12$ W25S32E10 FOP= S2 E10 N2 W2 N7W6 S7 W2$ E2 N7 E6 S7 E11 FGR= S20 E21 N20 W21$ E21 N32$.

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	0166	CONC,PAVMT	0	100	0	0	1,135.00	UT	1.50	1.50	100	1996	1996	3	100	1,703	
2	0294	SHED WOOD/	0	100	10	12	120.00	UT	7.50	7.50	60	1996	1996	3	60	540	

LAND DESCRIPTION

TOTAL OB/XF 2,243

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 08/04/2025 BY TP Total Acres: 1.01 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/18/2025 BY SYS