LOT 4 PINE FOREST S/D.
ORB 804-975, 846-596,

SEAMAN GROVER A/SEAMAN ERNESTINE I
200 SW PINE FOREST CT
LAKE CITY, FL 32024

2026

09-4S-16-02829-054

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

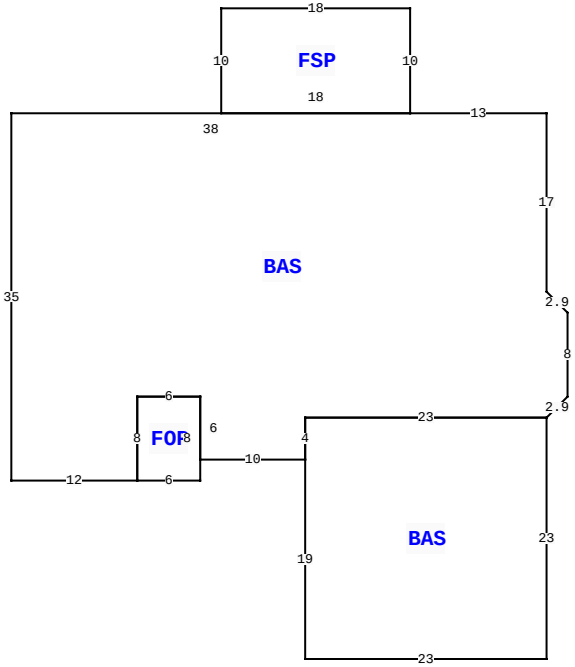
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	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	529	100		529	47,956
BAS	1,599	100		1,599	144,958
FOP	48	30		14	1,269
FSP	180	40		72	6,528
TOTALS	2,356			2,214	200,711

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,214	112.4230	125.91	278,765	1997	1997	0	0	0	28.00	72.00

1 SINGLE FAM 100% - 1998 Heated Area: 2128 HX Base Yr 1998



200 SW PINE FOREST CT, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		200,711
TOTAL MARKET OB/XF VALUE		17,243
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		236,454
SOH/AGL Deduction		68,642
ASSESSED VALUE		167,812
TOTAL EXEMPTION VALUE	98 HX HB	167,812
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		236,454
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		239,541

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046232	Roof Replacement	16,836	01/10/2023
000045320	Electrical Servic	0	08/29/2022
000044747	Remodel	42,090	06/22/2022
12643	SFR	255	06/12/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0846/0596	9/23/1997	WD	Q	I		91,900

GRANTOR: CRAPPS & CASTAGNA
GRANTEE: SEAMAN

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 FSP= N10 W18 S10 E18$ W38 S35 E12 FOP= E6 N8 W6 S8$ N8 E6 S6 E10 BAS= S19 E23 N23 W23 S4$ N4 E23 R2 U2 N8 U2 L2 N17$.

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	1,655.00	UT	1.50	1.50	100	1997	1997	3	100	2,483	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	600	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	600	
4	0030	BARN,MT	0	100	20	24	480.00	UT	12.00	12.00	100	2007	2007	3	100	5,760	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	2,500	
6	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	500	
7	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2023	2022		80	4,800	

LAND DESCRIPTION

TOTAL OB/XF 17,243

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 01/25/2024 BY KS Total Acres: 1.01 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 10/03/2025 BY SYS