LOT 6 PINE FOREST S/D.
804-975, 924-1433, QC 1036-1897,

LENOFF FREDRICK L/LENOFF REBECCA S
254 SW PINE FOREST CT
LAKE CITY, FL 32024-4092

2026

09-4S-16-02829-056

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

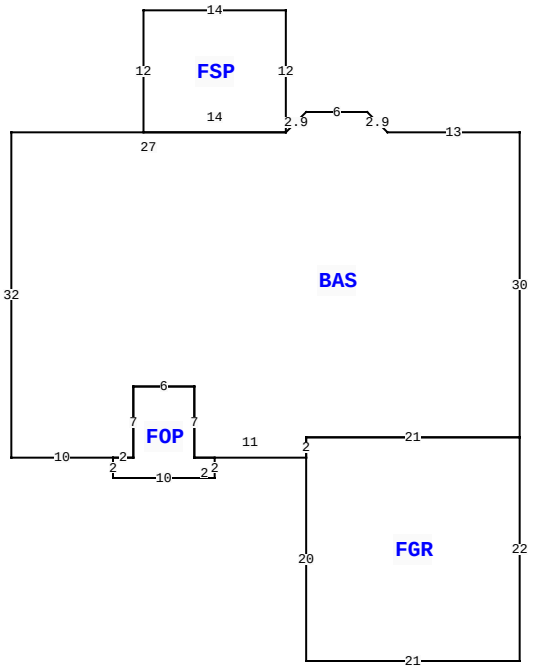
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
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	1,532	100		1,532	167,204
FGR	462	55		254	27,722
FOP	62	30		19	2,074
FSP	168	40		67	7,312
TOTALS	2,224			1,872	204,311

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,872	131.3334	147.09	275,352	2001	2001	0	0	0	25.80	74.20

1 SINGLE FAM 100% - 2022 Heated Area: 1532 HX Base Yr 2022



254 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		204,311
TOTAL MARKET OB/XF VALUE		12,189
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		235,000
SOH/AGL Deduction		24,717
ASSESSED VALUE		210,283
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		159,561
TOTAL JUST VALUE		235,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		237,946

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042039	Roof Replacement	11,055	05/28/2021
17443	SFR	250	09/21/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1439/1715	6/09/2021	WD	Q	I	01	230,000
GRANTOR: CASTAGNA JERRY J						
GRANTEE: LENOFF FREDRICK L						
1036/1897	1/25/2005	QC	Q	I	01	100
GRANTOR: HOLLY LEWIS						
GRANTEE: JERRY CASTAGNA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 L2 U2 W6 D2 L2 FSP= N12 W14 S12 E14$ W27 S32 E10
FOP= S2 E10 N2 W2 N7 W6 S7 W2$ E2 N7 E6 S7 E11 FGR= S20 E21
N22 W21 S2$ N2 E21 N30$.

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	1,926.00	UT	1.50	1.50	100	2001	2001	3	100	2,889	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	600	
3	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	
4	0030	BARN,MT	0	100	0	0	1.00	UT	8,500.00	8,500.00	100	2024	2023		100	8,500	

LAND DESCRIPTION

TOTAL OB/XF 12,189

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