LOT 13 PINE FOREST S/D.
ORB 804-975, 838-388, WD 1384-19

LAIB WILLIAM
173 SW PINE FOREST CT
LAKE CITY, FL 32024

2026

09-4S-16-02829-063

BUILDING CHARACTERISTICS

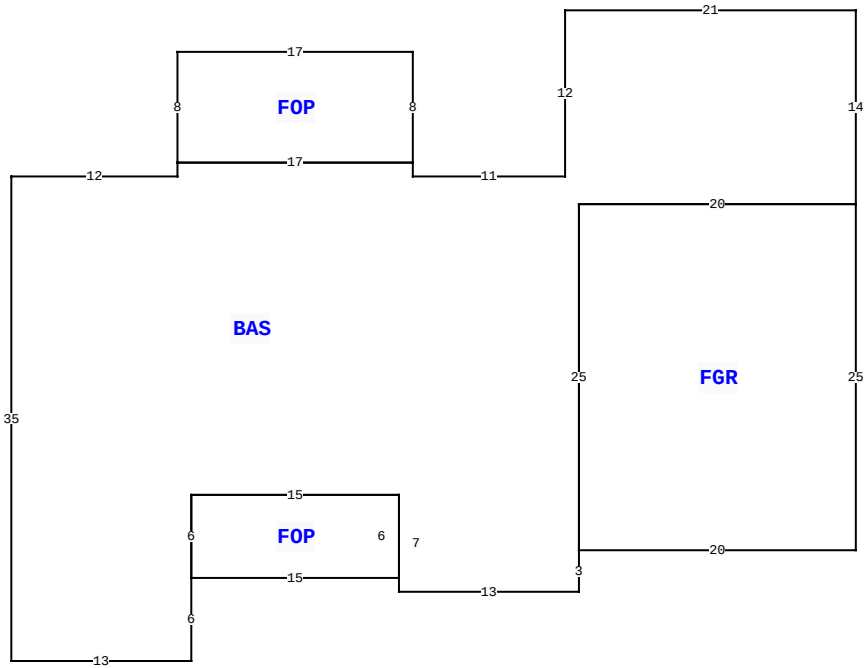
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,499	100		1,499	136,802
FGR	500	55		275	25,097
FOP	90	30		27	2,464
FOP	136	30		41	3,742
TOTALS	2,225			1,842	168,105

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,842	118.4000	132.61	244,268	1996	1996	0	0	0	31.18	68.82

1 SINGLE FAM 100% - 2020 Heated Area: 1499 HX Base Yr 2020



173 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		168,105
TOTAL MARKET OB/XF VALUE		18,152
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		204,757
SOH/AGL Deduction		49,229
ASSESSED VALUE		155,528
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		104,806
TOTAL JUST VALUE		204,757
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		207,395

LAND:1:1: 1.01 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED
12622	POOL	90	06/09/1997
11382	SFR	255	07/08/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1384/0199	5/07/2019	WD	Q	I	01	193,000
GRANTOR: CHARLES R & DEBORAH L						
GRANTEE: WILLIAM LAIB						
0838/0388	4/17/1997	WD	Q	I		89,000
GRANTOR: CRAPPS & CASTAGNA						
GRANTEE: CARLSON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W21 S12 W11 N1 FOP= N8 W17 S8 E17$ W17 S1 W12 S35 E13N6 FOP= E15 N6 W15 S6$ N6 E15S7 E13 N3 FGR= E20 N25 W20 S25$ N25 E20 N14$.

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	1,325.00	UT	1.50	1.50	100	1996	1996	3	100	1,988	
2	0169	FENCE/WOOD	0	100	0	0	136.00	UT	3.00	3.00	100	1997	1997	3	100	408	
3	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	100	1997	1997	3	40	14,336	
4	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1997	1997	3	100	1,000	
5	0296	SHED METAL	0	100	10	14	140.00	UT	5.00	5.00	60	1996	1996	3	60	420	

LAND DESCRIPTION

TOTAL OB/XF 18,152

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