LOT 15 PINE FOREST S/D.

804-975, 850-122, LE 1464-1663,

MARR JOHN F/MARR KAREN E
117 SW PINE FORREST CRT
LAKE CITY, FL 32024

2026

09-4S-16-02829-065

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

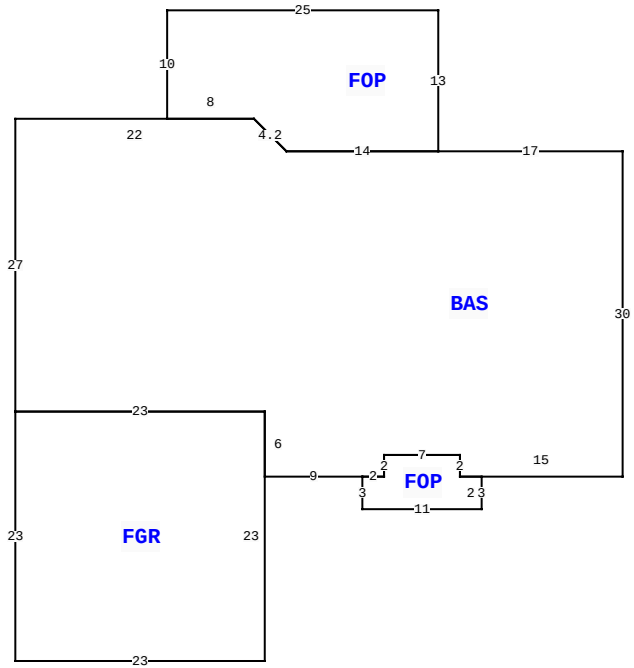
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,599	100		1,599	146,273
FGR	529	55		291	26,620
FOP	47	30		14	1,281
FOP	297	30		89	8,142
TOTALS	2,472			1,993	182,316

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,993	114.5570	128.30	255,702	1997	1997	0	0	0	28.70	71.30

1 SINGLE FAM 100% - 1998 Heated Area: 1599 HX Base Yr 1998



117 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		182,316
TOTAL MARKET OB/XF VALUE		3,173
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		203,989
SOH/AGL Deduction		65,249
ASSESSED VALUE		138,740
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		83,018
TOTAL JUST VALUE		203,989
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		206,597

PERMIT NUM	DESCRIPTION	AMT	ISSUED
53576	Generator		07/14/2025
000053576	Generator		07/14/2025
12416	SFR	265	04/16/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1464/1663	4/14/2022	LE	U	I	14	100
GRANTOR: MARR JOHN F						
GRANTEE: MARR GRADY T						
0849/0122	12/08/1997	WD	Q	I		91,500
GRANTOR: CRAPPS & CASTAGNA						
GRANTEE: MARR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W17 FOP= N13 W25 S10 E8 D3 R3 E14$ W14 L3 U3 W22 S27
FGR= S23 E23 N23 W23$ E23S6 E9 FOP= S3 E11 N3 W2 N2 W7S2 W2$
E2 N2 E7 S2 E15 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	1,315.00	UT	1.50	1.50	100	1997	1997	3	100	1,973	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 3,173

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 11/18/2025 BY SYS