COMM AT SE COR OF SEC, RUN W
659.13 FT, N 440.60 FT, W
494.46 FT FOR POB, CONT W

PYNE THOMAS & DARLA/PYNE DARLA
362 SW SAPLING GLN
LAKE CITY, FL 32024

**2026**

**09-5S-16-03499-003**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

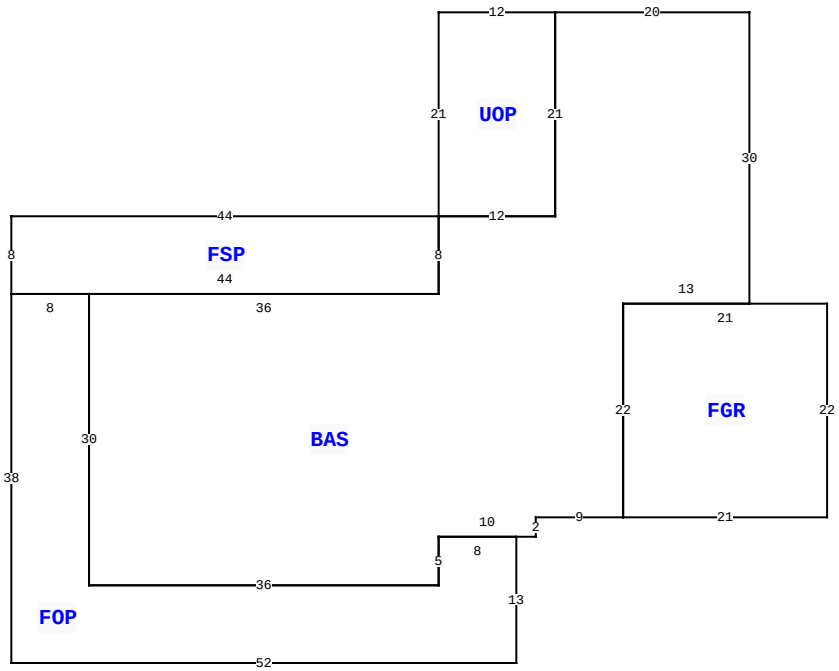
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 32 | HARDIE BRD 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 15 | HARDTILE 30 |
| Air Condition | 03 | CENTRAL 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 | 03 | 03 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 06 | 06 |
| DOR CODE | 5000 | IMPROVED AG |
| MAP NUM | | MKT AREA 01 |
| NEIGHBORHOOD/LOC | 9516.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,226 | 100 | | 2,226 | 230,970 |
| FGR | 462 | 55 | | 254 | 26,355 |
| FOP | 696 | 30 | | 209 | 21,686 |
| FSP | 352 | 40 | | 141 | 14,630 |
| UOP | 252 | 20 | | 50 | 5,188 |
| TOTALS | 3,988 | | | 2,880 | 298,829 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,880 | 115.8034 | 129.70 | 373,536 | 2005 | 2005 | 0 | 0 | 0 | 20.00 | 80.00 |

1 SINGLE FAM 100% - 2011 Heated Area: 2226 HX Base Yr 2011




362 SW SAPLING GLN, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/07/2025 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 298,829 |
| TOTAL MARKET OB/XF VALUE | | 37,348 |
| TOTAL LAND VALUE - MARKET | | 90,360 |
| TOTAL MARKET VALUE | | 347,708 |
| SOH/AGL Deduction | | 104,013 |
| ASSESSED VALUE | | 243,695 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 192,973 |
| TOTAL JUST VALUE | | 426,537 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 432,009 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000047137 | Roof Replacement | 31,630 | 05/04/2023 |
| 31972 | POOL ENCL | 100 | 05/20/2014 |
| 31935 | POOL | 175 | 05/06/2014 |
| 21316 | SFR | 580 | 12/05/2003 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1197/1184 | 6/28/2010 | WD | Q | I | 01 | 275,000 |
| GRANTOR: RONALD M ROBINSON JR | | | | | | |
| GRANTEE: THOMAS & DARLA PYNE | | | | | | |
| 1026/2085 | 9/22/2004 | WD | Q | V | 01 | 16,000 |
| GRANTOR: STACEY ROBINSON | | | | | | |
| GRANTEE: RONALD M ROBINSON J | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W20 UOP= W12 S21 E12 N21$ S21 W12 FSP= W44 S8 E44 N8$ S8 W36 FOP= W8 S38 E52 N13 W8 S5 W36 N30$ S30 E36 N5 E10 N2 E9 FGR= E21 N22 W21 S22$ N22 E13 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 | 19 | 21 | 399.00 | UT | 2.50 | 2.50 | 100 | 2005 | 2005 | 3 | 100 | 998 | |
| 2 | 0020 | BARN,FR | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2006 | 2006 | 3 | 100 | 2,400 | |
| 3 | 0280 | POOL R/CON | 0 | 100 | 15 | 30 | 450.00 | UT | 70.00 | 70.00 | 100 | 2014 | 2014 | 3 | 76 | 23,940 | |
| 4 | 0282 | POOL ENCL | 0 | 100 | 30 | 44 | 1,320.00 | UT | 15.00 | 15.00 | 100 | 2014 | 2014 | 3 | 45 | 8,910 | |
| 5 | 0169 | FENCE/WOOD | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2014 | 2014 | 3 | 100 | 500 | |
| 6 | 0252 | LEAN-TO W/ | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2014 | 2014 | 3 | 100 | 300 | |
| 7 | 0252 | LEAN-TO W/ | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2014 | 2014 | 3 | 100 | 300 | |

## LAND DESCRIPTION

TOTAL OB/XF 37,348

| 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 | | | 0.00 | 0.00 | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 9,000.00 | 9,000.00 | 9,000 | | | | | | | |
| 2 | 6200 | A | PASTURE 3 | 0 | | | 0.00 | 0.00 | 9.04 | AC | | 1.00 | 1.00 | 1.00 | 280.00 | 280.00 | 2,531 | | | | | | | |
| 3 | 9910 | M | MKT.VAL.AG | 0 | | | 0.00 | 0.00 | 9.04 | AC | | 1.00 | 1.00 | 1.00 | 9,000.00 | 9,000.00 | 81,360 | | | | | | | |

REVIEW DATE 07/11/2023 BY jerry Total Acres: 10.04 Total Land Value: 11,531 Market: 81,360 Agricultural: 2,531 Common: 9,000 PRINTED 11/19/2025 BY SYS