



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	32	HARDIE BRD 100			
Roof Structure	08	IRREGULAR 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	13	LAM/VNLPLK 70			
Interior Floor	15	HARDTILE 30			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		2 100			
Bathrooms		1.5 100			
Frame	02	WOOD FRAME 100			
Stories	1.5	1.5 100			
Architectual Units	05	CONV 100			
		0 100			
Condition Adj	03	03 100			
Kitchen Adjus	01	01 100			
Quality	07	07			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA			02
NEIGHBORHOOD/LOC	11517.020	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,234	100	2024	1,234	162,914
BAS	320	100		320	42,247
FHS	195	60		117	15,447
FOP	232	30		70	9,241

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,741	130.9770	146.69	255,387	2004	2015	0	0	10.00	90.00
2 SINGLE FAM 0% - 2024 Heated Area: 1749 HX Base Yr											
206 SE PITTMAN CT, LAKE CITY											

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		229,848	
TOTAL MARKET OB/XF VALUE		52,148	
TOTAL LAND VALUE - MARKET		50,600	
TOTAL MARKET VALUE		332,596	
SOH/AGL Deduction		0	
ASSESSED VALUE		332,596	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		332,596	
TOTAL JUST VALUE		332,596	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		335,150	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041354	Roof Replacement	5,500	02/19/2021
21859	SFR	421	05/12/2004
17781	GARAGE	55	12/28/2000
14121	STORAGE	30	06/12/1998

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1501/1152	10/18/2023	WD	Q	I	01	415,000	
GRANTOR: CORMIER DENISE							
GRANTEE: WOOLSLAYER MAX LAUR							
1400/2124	12/06/2019	WD	Q	I	01	225,000	
GRANTOR: RUTH I HAMEL & ALFRED							
GRANTEE: DENISE CORMIER & DA							

TOTALS		1,981				1,741		229,848		206 SE PITTMAN CT, LAKE CITY										XF DATE		LAND DATE		05/20/2024		MLU	
EXTRA FEATURES																		INC DATE		AG DATE							
L	N	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		0200	GARAGE F	0	0	0	0	1,056.00	UT	24.00	24.00	100	2001	2001	3	100	25,344										
2		0264	PRCH, FSP	0	0	16	16	256.00	UT	20.00	20.00	100	2012	2012	3	100	5,120										
3		0060	CARPORT F	0	0	0	0	440.00	UT	5.50	5.50	100	2018	2018	3	100	2,420										
4		0294	SHED WOOD/	0	0	8	6	1.00	UT	800.00	800.00	100	2024	2023		100	800										
5		0294	SHED WOOD/	0	0	28	24	672.00	UT	12.00	12.00	100	2024	2023		100	8,064										
6		0200	GARAGE F	0	0	26	20	520.00	UT	20.00	20.00	100	2024	2023		100	10,400										

LAND DESCRIPTION										TOTAL OB/XF										52,148									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0		A-1	0.00	0.00	5.06	AC		1.00	1.00	1.00	10,000.00	10,000.00	50,600												