

LOT 4 BLK B PINEMOUNT HEIGHTS S/
ORB 1001-469.

POIRIER CHARLES R/POIRIER KATHARINE E
448 SW WEIRSDALE PL
LAKE CITY, FL 32024

2026

14-4S-15-00367-154



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 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 01
NEIGHBORHOOD/LOC	14415.010 1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	450	100
BAS	1,461	100
FGR	447	55
FOP	48	30
TOTALS	2,406	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,171	117.4040	131.49	285,465	1996	1996	0	0	0 29.00	71.00	
1 SINGLE FAM 100% - 2005				Heated Area: 1911				HX Base Yr 2005				
BLD DATE								LGL DATE				
XF DATE								LAND DATE				
INC DATE					448 SW WEIRSDALE PL, LAKE CITY					04/07/2025		
										MLU		

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0166	CONC, PAVMT	0 100	0	0	1,313.00	UT	2.00	2.00	100	1996	1996
2	0180	FPLC 1STRY	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1996	1996
3	0166	CONC, PAVMT	0 100	0	0	1,250.00	UT	3.00	3.00	100	2008	2008
4	0280	POOL R/CON	0 100	0	0	336.00	UT	70.00	70.00	100	2008	2008
5	0282	POOL ENCL	0 100	24	44	1,056.00	UT	15.00	15.00	100	2008	2008
6	0294	SHED WOOD/	0 100	0	0	1.00	UT	0.00	0.00	100	2013	2013

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT
1	0100	C	SFR	100		A-1	0.00	0.00	1.00	LT		1.00

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		202,680	
TOTAL MARKET OB/XF VALUE		29,354	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		282,034	
SOH/AGL Deduction		89,216	
ASSESSED VALUE		192,818	
TOTAL EXEMPTION VALUE		55,722	
BASE TAXABLE VALUE		137,096	
TOTAL JUST VALUE		282,034	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		285,594	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053758	Right-of-Way Acce		08/02/2025
000051399	Roof Replacement	16,665	11/05/2024
27414	POOL	215	10/09/2008
27314	ADDN SFR	189	09/05/2008
10682	SFR	230	01/26/1996

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1001/0469	11/21/2003	WD	Q	I		129,900	
GRANTOR: THOMAS S & MARY A RIC							
GRANTEE: CHARLES R & KATHARI							

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS= W27BAS= N15 W30 S15 E30\$ W30 S28 FGR= S20 E21 N23W9 S3 W12\$ E12 N3 E9 FOP= S4 E12 N4 W12\$ E36 N25 \$.												