LOT 22 VILLAGE WOOD S/D UNIT 1
ORB 440-741, DC 1115-2257 &
1128-2721 PROB 1128-2745,

PINEDO SHANNON L
151 SE POLK LANE
LAKE CITY, FL 32025

2026

15-4S-17-08360-022

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

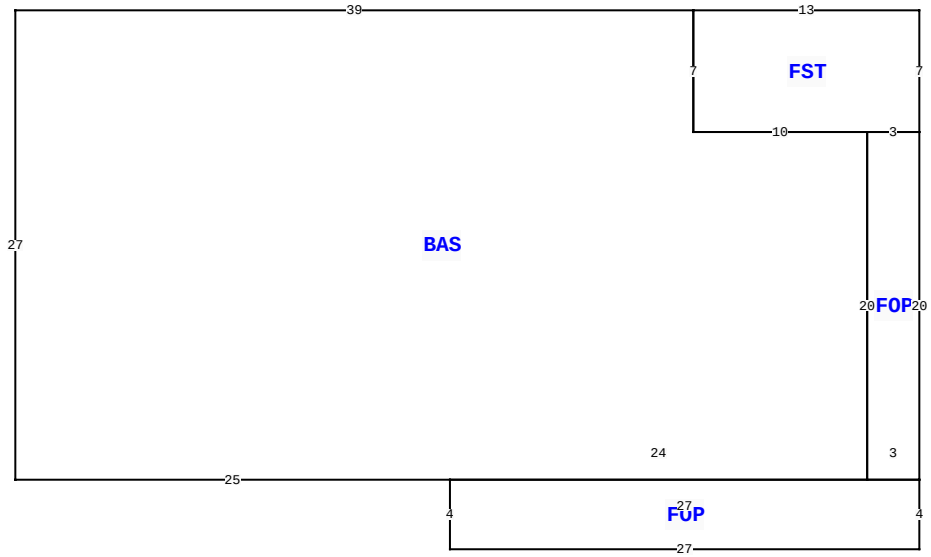
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
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	15417.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,253	100		1,253	122,601
FOP	60	30		18	1,761
FOP	108	30		32	3,131
FST	91	55		50	4,892
TOTALS	1,512			1,353	132,385

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,353	124.8000	139.78	189,122	1977	1995	0	0	0	30.00	70.00

1 SINGLE FAM 100% - 2008 Heated Area: 1253 HX Base Yr 2008



151 SE POLK LN, 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: 2	Tax Dist:	
BUILDING MARKET VALUE		132,385
TOTAL MARKET OB/XF VALUE		800
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		151,685
SOH/AGL Deduction		52,320
ASSESSED VALUE		99,365
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		48,643
TOTAL JUST VALUE		151,685
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		153,577

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050362	Roof Replacement	20,983	07/16/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1129/2738	8/27/2007	WD	Q	I		125,000

GRANTOR: MAAS JR,MAAS II, BURN

GRANTEE: SHANNON L PINEDO

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W39 S27 E25 FOP= S4 E27 N4 W27$ E24 FOP= E3 N20 W3 S20$ N20 FST= E3 N7 W13 S7 E10$ W10 N7$.

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	1.00	UT	0.00	0.00	100	1993	1993	3	100	400	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 800

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 08/08/2024 BY JS Total Acres: 0.33 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/07/2025 BY SYS