

GILL WINSTON
5798 PINECREST RD
LIVE OAK, FL 32060

17-3S-17-05022-000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY										PAGE 1 of 1									
CONSTRUCTION										VALUATION SUMMARY																													
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND																		
Exterior Wall	31	VINYL SID 100								0100	01	1,393	60.7500	68.04	94,780	1955	1955	0	0	0	35.00	65.00																	
Roof Structure	03	GABLE/HIP 100								1 SINGLE FAM 100% - 2013										Heated Area: 1296										HX Base Yr 2013									
Roof Cover	02	ROLL COMP 100																																					
Interior Wall	02	WALL BD/WD 100																																					
Interior Floor	09	PINE WOOD 100																																					
Air Condition	02	WINDOW 100																																					
Heating Type	02	CONVECTION 100																																					
Bedrooms	3	100																																					
Bathrooms	1	100																																					
Frame	01	NONE 100																																					
Stories	1.	1. 100																																					
Architectual Units	05	CONV 100																																					
Condition Adj	02	02 100																																					
Kitchen Adjus	01	01 100																																					
Quality		03	03																																				
DOR CODE		0100	SINGLE FAMILY																																				
MAP NUM			MKT AREA						07																														
NEIGHBORHOOD/LOC		17317.00	1.00/																																				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																		
BAS	1,296	100		1,296	57,317																																		
FOP	156	30		47	2,079																																		
UST	112	45		50	2,211																																		
TOTALS	1,564			1,393	61,607																																		
EXTRA FEATURES					111 NW ERNEST GREEN GLN, LAKE CITY																																		
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	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2003	2003	3	100	500																							
2	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	100																							
LAND DESCRIPTION										TOTAL OB/XF										600																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0.53	AC		1.00	1.00	1.47	9,500.00	13,965.00	7,401																						
REVIEW DATE	08/14/2015	BY	DF	Total Acres: 0.53		Total Land Value: 7,401		Market: 0		Agricultural: 0		Common: 7,401		PRINTED 10/03/2025 BY SYS																									