LOT 38 PINE NEEDLES ESTATES S/D.
625-61, 878-1339, DC 878-1838, 8

LOPEZ ASHLEY POIRIER
1857 N US HWY 441
LAKE CITY, FL 32055

**2026**

**20-3S-17-05281-000**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

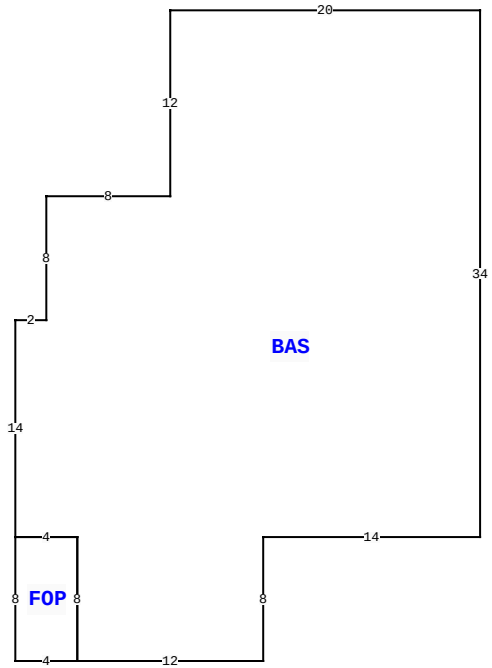
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 03 | BELOW AVG. 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 04 | PLYWOOD 90 |
| Interior Wall | 05 | DRYWALL 10 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 06 | VINYL ASB 10 |
| Air Condition | 02 | WINDOW 100 |
| Heating Type | 02 | CONVECTION 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 2 100 |
| Frame | 01 | NONE 100 |
| Stories | 1. | 1. 100 |
| Architectual | 05 | CONV 100 |
| Units | | 0 100 |
| 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 | 20317.020 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 980 | 100 | | 980 | 55,655 |
| FOP | 32 | 30 | | 10 | 568 |
| TOTALS | 1,012 | | | 990 | 56,222 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 990 | 78.0062 | 87.37 | 86,496 | 1947 | 1947 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 100% - 2011 Heated Area: 980 HX Base Yr 2011




1857 N US HIGHWAY 441 , LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 56,222 |
| TOTAL MARKET OB/XF VALUE | | 300 |
| TOTAL LAND VALUE - MARKET | | 7,500 |
| TOTAL MARKET VALUE | | 64,022 |
| SOH/AGL Deduction | | 26,093 |
| ASSESSED VALUE | | 37,929 |
| TOTAL EXEMPTION VALUE | HX HB | 25,000 |
| BASE TAXABLE VALUE | | 12,929 |
| TOTAL JUST VALUE | | 64,022 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 64,022 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1180/1795 | 9/11/2009 | QC | U | I | 11 | 100 |
| GRANTOR: AMANDA HANSEN | | | | | | |
| GRANTEE: ASHLEY POIRIER | | | | | | |
| 1169/0829 | 3/16/2009 | QC | U | I | 11 | 100 |
| GRANTOR: JEAN PENDLEY | | | | | | |
| GRANTEE: AMANDA HANSEN | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W20 S12 W8 S8 W2 S14 FOP= S8 E4 N8 W4$ E4 S8 E12 N8 E14 N34$.

## 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 | 0120 | CLFENCE 4 | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 300 | |

## LAND DESCRIPTION

TOTAL OB/XF 300

| 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 | 10,000.00 | SF | | 1.00 | 1.00 | 1.50 | 0.50 | 0.75 | 7,500 | | | | | | | |

REVIEW DATE 08/31/2015 BY DF Total Acres: 0.23 Total Land Value: 7,500 Market: 0 Agricultural: 0 Common: 7,500 PRINTED 11/07/2025 BY SYS