LOT 1 FOREST COUNTRY 6TH ADDITIO
WD 1338-610, WD 1454-887, WD 149

MILLER MARK/MILLER AMY
125 SW PINEHURST DR
LAKE CITY, FL 32024

2026

21-4S-16-03087-101

BUILDING CHARACTERISTICS

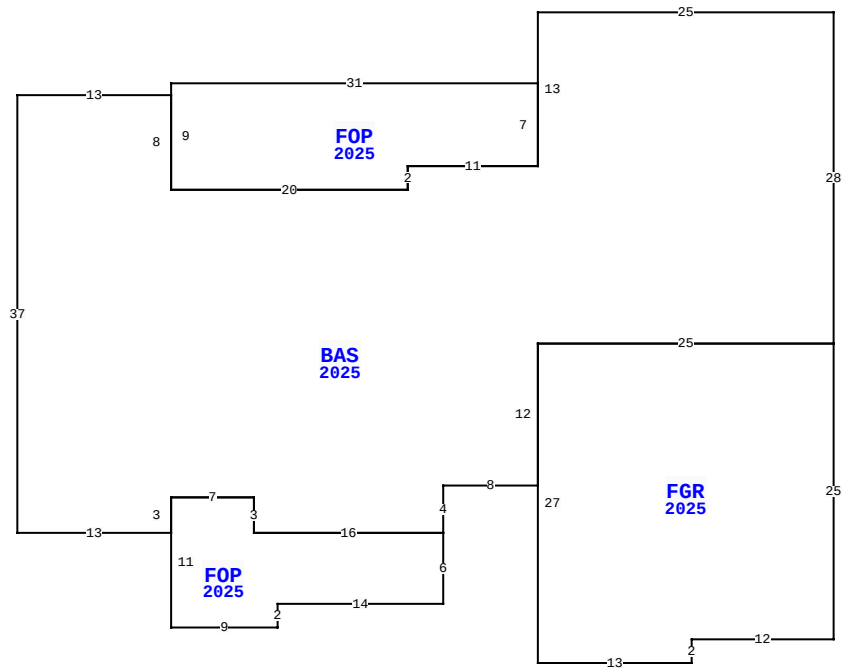
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	21416.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,049	100	2025	2,049	262,408
FGR	651	55	2025	358	45,848
FOP	177	30	2025	53	6,787
FOP	257	30	2025	77	9,861
TOTALS	3,134			2,537	324,904

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,537	115.5000	129.36	328,186	2024	2024	0	0	0	1.00	99.00

1 SINGLE FAM 100% - 2025 Heated Area: 2049 HX Base Yr 2025



125 SW PINEHURST DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		324,904
TOTAL MARKET OB/XF VALUE		43,930
TOTAL LAND VALUE - MARKET		26,500
TOTAL MARKET VALUE		395,334
SOH/AGL Deduction		204,253
ASSESSED VALUE		191,081
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		140,359
TOTAL JUST VALUE		395,334
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		398,616

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048410	New Residential C	500,000	02/16/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1519/2179	7/23/2024	WD	Q	I	01	614,600
GRANTOR: SPARKS CONSTRUCTION &						
GRANTEE: MILLER MARK						
1498/436	9/01/2023	WD	Q	V	01	56,000
GRANTOR: MAIN BLVD RENTAL, LLC						
GRANTEE: SPARKS CONSTRUCTION						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=69,10] W25 S13 W11 S2 W20 N8 W13 S37 E13 N3 E7 S3 E16 N4 E8 N12 E25 N28 $
FGR=[YR=2025;ORIG=69,38] W25 S27 E13 N2 E12 N25 $
FOP=[YR=2025;ORIG=44,16] W31 S9 E20 N2 E11 N7 $
FOP=[YR=2025;ORIG=36,54] W16 N3 W7 S11 E9 N2 E14 N6 $
.

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	0169	FENCE/WOOD	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2025	2024		100	2,000	
2	0166	CONC,PAVMT	0	100	0	0	810.00	UT	3.00	3.00	100	2025	2024		100	2,430	
3	0200	GARAGE F	0	100	0	0	1.00	UT	30,000.00	30,000.00	100	2025	2024		100	30,000	
4	0120	CLFENCE 4	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2025	2024		100	1,500	
5	0210	GARAGE U	0	100	0	0	1.00	UT	8,000.00	8,000.00	100	2025	2024		100	8,000	

LAND DESCRIPTION

TOTAL OB/XF 43,930

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		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	26,500.00	26,500.00	26,500							

REVIEW DATE 01/09/2025 BY HC Total Acres: 0.66 Total Land Value: 26,500 Market: 0 Agricultural: 0 Common: 26,500 PRINTED 11/19/2025 BY SYS