

LOT 2 FOREST COUNTRY 6TH ADDITIO
WD 1338-610, WD 1442-538, WD 146

VERBLE KATHY J REVOCABLE TRUST AGREEMENT DATED SEP
169 SW PINEHURST DR
LAKE CITY, FL 32024

2025

21-4S-16-03087-102

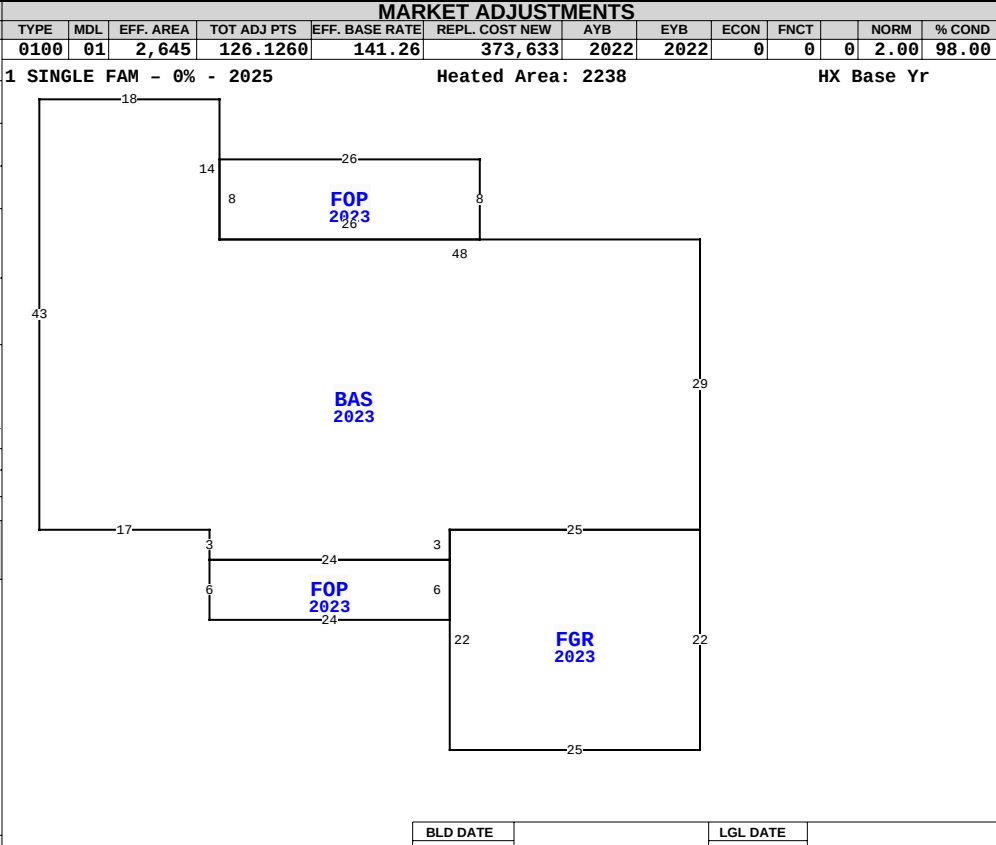


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		4 100
Frame	02	WOOD FRAME 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	2,238	100	2023	2,238	309,817
FGR	550	55	2023	302	41,808
FOP	144	30	2023	43	5,953
FOP	208	30	2023	62	8,583
TOTALS	3,140			2,645	366,160

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0166	CONC, PAVMT	0	0	0	0	1,620.00	UT	3.00	3.00	
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	1,200.00	1,200.00	
3	0296	SHED METAL	0	0	0	0	1.00	UT	800.00	800.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	0100	C	SFR	0		RSF-2	0.00	0.00	1.00	LT	



169 SW PINEHURST DR, LAKE CITY											
TOTAL OB/XF 6,860											

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1	0100	C	SFR	0		RSF-2	0.00	0.00	1.00	LT	

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		366,160	
TOTAL MARKET OB/XF VALUE		6,860	
TOTAL LAND VALUE - MARKET		26,500	
TOTAL MARKET VALUE		399,520	
SOH/AGL Deduction		0	
ASSESSED VALUE		399,520	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		399,520	
TOTAL JUST VALUE		399,520	
NCON VALUE		800	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		378,134	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042724	New Residential C	165,000	09/13/2021

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1528/735	11/22/2024	WD	Q	I	01
GRANTOR: BASS JEANELLE C					
GRANTEE: VERBLE KATHY J REVO					
1460/1959	2/25/2022	WD	Q	I	01
GRANTOR: VISION PROPERTY DEVEL					
GRANTEE: BASS JEANELLE C					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2023;ORIG=20,-20] W48 N14 W18 S43 E17 S3 E24 N3 E25 N29 \$											
FOP=[YR=2023;ORIG=-28,-28] E26 S8 W26 N8 \$											
FOP=[YR=2023;ORIG=-29,12] E24 S6 W24 N6 \$											
FGR=[YR=2023;ORIG=-5,9] E25 S22 W25 N22 \$											