LOT 3 FOREST COUNTRY 6TH ADDITIO
WD 1338-610, WD 1434-1300,

ELINSKAS THOMAS ALBERT/ELINSKAS MARTHA KAREN
197 SW PINEHURST DR
LAKE CITY, FL 32024

2025

21-4S-16-03087-103

BUILDING CHARACTERISTICS

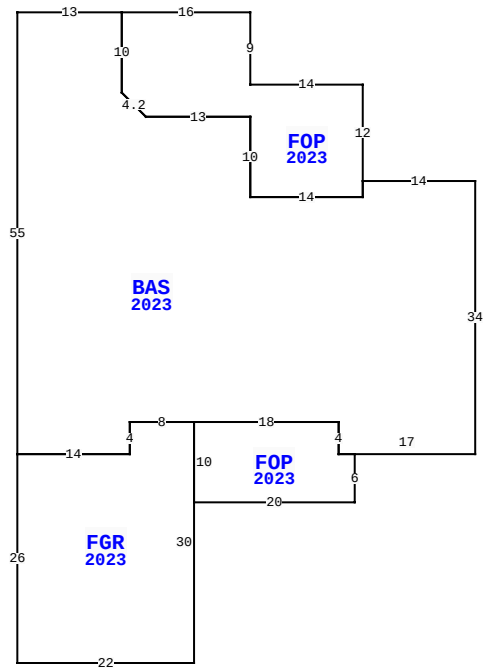
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		4 100
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	2,212	100	2023	2,212	306,218
FGR	604	55	2023	332	45,960
FOP	192	30	2023	58	8,029
FOP	400	30	2023	120	16,612
TOTALS	3,408			2,722	376,820

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,722	126.1260	141.26	384,510	2022	2022	0	0	0	2.00	98.00

1 SINGLE FAM – 100% - 2023 Heated Area: 2212 HX Base Yr 2023



197 SW PINEHURST DR, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		376,820
TOTAL MARKET OB/XF VALUE		5,640
TOTAL LAND VALUE - MARKET		26,500
TOTAL MARKET VALUE		408,960
SOH/AGL Deduction		77,940
ASSESSED VALUE		331,020
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		280,298
TOTAL JUST VALUE		408,960
NCON VALUE		2,400
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		386,609

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043193	New Residential C	413,600	11/17/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1434/1300	3/31/2021	WD	Q	V	01	31,000
GRANTOR: ALEX & BLONDINA STEVE						
GRANTEE: ELINSKAS THOMAS ALB						
1338/0610	5/17/2017	WD	U	V	11	0
GRANTOR: ALEX H STEVENS JR ETA						
GRANTEE: ALEX & BLONDINA STE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=10,-20] W14 S2 W14 N10 W13 U3L3 N10 W13 S55 E14 N4 E8 E18 S4 E17 N34 $
FGR=[YR=2023;ORIG=-25,10] W8 S4 W14 S26 E22 N30 $
FOP=[YR=2023;ORIG=-4,-20] N12 W14 N9 W16 S10 D3R3 E13 S10 E14 N2 $
FOP=[YR=2023;ORIG=-7,10] W18 S10 E20 N6 W2 N4 $
.

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	1,080.00	UT	3.00	3.00	100	2023	2022		100	3,240	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	2,400.00	2,400.00	100	2025	2024		100	2,400	

LAND DESCRIPTION

TOTAL OB/XF 5,640

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 04/08/2025 BY KS Total Acres: 0.71 Total Land Value: 26,500 Market: 0 Agricultural: 0 Common: 26,500 PRINTED 07/18/2025 BY SYS