LOT 5 FOREST COUNTRY 6TH ADDITIO
WD 1338-610, WD 1446-743, WD 150

PIONESSA MARK E
255 SW PINEHURST DR
LAKE CITY, FL 32024

2026

21-4S-16-03087-105

BUILDING CHARACTERISTICS

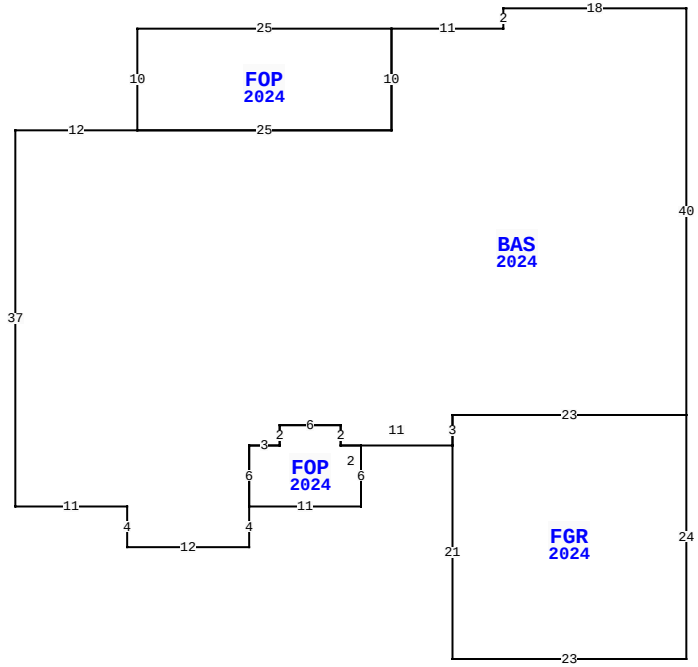
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
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	2,477	100	2024	2,477	312,899
FGR	552	55	2024	304	38,402
FOP	78	30	2024	23	2,906
FOP	250	30	2024	75	9,475
TOTALS	3,357			2,879	363,681

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,879	115.0905	128.90	371,103	2023	2023	0	0	0	2.00	98.00

1 SINGLE FAM 100% - 2024 Heated Area: 2477 HX Base Yr 2024



255 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		363,681
TOTAL MARKET OB/XF VALUE		2,400
TOTAL LAND VALUE - MARKET		26,500
TOTAL MARKET VALUE		392,581
SOH/AGL Deduction		101,117
ASSESSED VALUE		291,464
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		240,742
TOTAL JUST VALUE		392,581
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		396,292

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043012	New Residential C	250,000	10/22/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1500/542	9/25/2023	WD	Q	I	01	499,900
GRANTOR: ENTRUST HOLDINGS LLC						
GRANTEE: PIONESSA MARK E						
1446/743	8/30/2021	WD	Q	V	01	33,500
GRANTOR: ALEX & BLONDINA STEVE						
GRANTEE: ENTRUST HOLDINGS LL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=50,10] S37 E11 S4 E12 N4 N6 E3 N2 E6 S2 E11 N3 E23 N40 W18 S2 W11 S10 W25 W12 $
FOP=[YR=2024;ORIG=62,0] E25 S10 W25 N10 $
FOP=[YR=2024;ORIG=73,41] S6 E11 N6 W2 N2 W6 S2 W3 $
FGR=[YR=2024;ORIG=93,38] S3 S21 E23 N24 W23 $
.

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	1.00	UT	2,400.00	2,400.00	100	2024	2023		100	2,400	

LAND DESCRIPTION

TOTAL OB/XF 2,400

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 11/18/2025 BY SYS