LOT 9 FOREST COUNTRY 6TH ADDITIO
WD 1338-610, WD 1466-1383, WD 15

RAULERSON JOHN WAYNE/RAULERSON HEATHER MARIE
369 SW PINEHURTS DR
LAKE CITY, FL 32024

2026

21-4S-16-03087-109

BUILDING CHARACTERISTICS

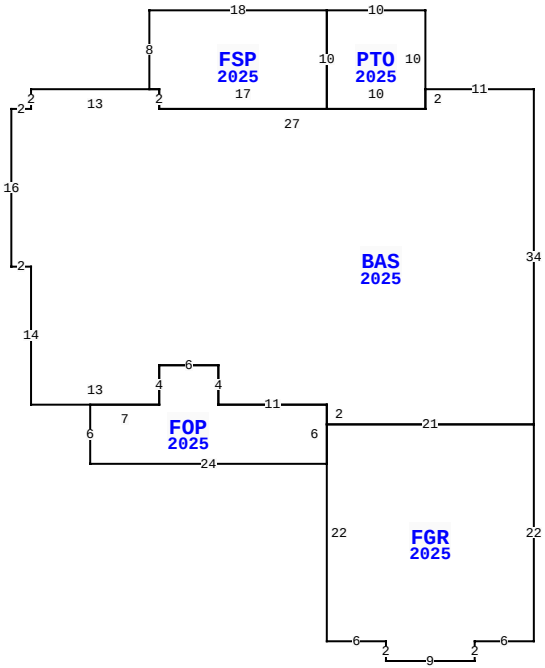
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
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	1,628	100	2025	1,628	203,721
FGR	480	55	2025	264	33,036
FOP	168	30	2025	50	6,257
FSP	178	40	2025	71	8,884
PTO	100	5	2025	5	626
TOTALS	2,554			2,018	252,524

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,018	112.8600	126.40	255,075	2024	2024	0	0	0	1.00	99.00

1 SINGLE FAM 100% - 2025 Heated Area: 1628 HX Base Yr 2025



369 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		252,524
TOTAL MARKET OB/XF VALUE		4,140
TOTAL LAND VALUE - MARKET		26,500
TOTAL MARKET VALUE		283,164
SOH/AGL Deduction		0
ASSESSED VALUE		283,164
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		232,442
TOTAL JUST VALUE		283,164
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		285,715

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049276	New Residential C	310,000	02/23/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1503/258	11/06/2023	WD	Q	V	01	47,500
GRANTOR: AUSTIN JOHN R						
GRANTEE: RAULERSON JOHN WAYN						
1466/1383	5/11/2022	WD	Q	V	01	36,000
GRANTOR: ALEX & BLONDINA STEVE						
GRANTEE: AUSTIN JOHN R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=-1,-10] S2 W27 N2 W13 S2 W2 S16 E2 S14 E13 N4 E6 S4 E11 S2 E21 N34 W11 $
FGR=[YR=2025;ORIG=10,24] W21 S22 E6 S2 E9 N2 E6 N22 $
FSP=[YR=2025;ORIG=-11,-18] W18 S8 E1 S2 E17 N10 $
FOP=[YR=2025;ORIG=-11,22] W11 N4 W6 S4 W7 S6 E24 N6 $
PTO=[YR=2025;ORIG=-11,-18] E10 S10 W10 N10 $
.

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	1,380.00	UT	3.00	3.00	100	2025	2024		100	4,140	

LAND DESCRIPTION

TOTAL OB/XF 4,140

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: 0.63 Total Land Value: 26,500 Market: 0 Agricultural: 0 Common: 26,500 PRINTED 10/02/2025 BY SYS