LOT 28 FOREST COUNTRY 6TH ADDITI
WD 1275-2500, WD 1305-1825, WD 1

STEVENS ALEX KYLE/STEVENS KAYLIE MICHELLE
216 SW PINEHURST DR
LAKE CITY, FL 32024

2026

21-4S-16-03087-128

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

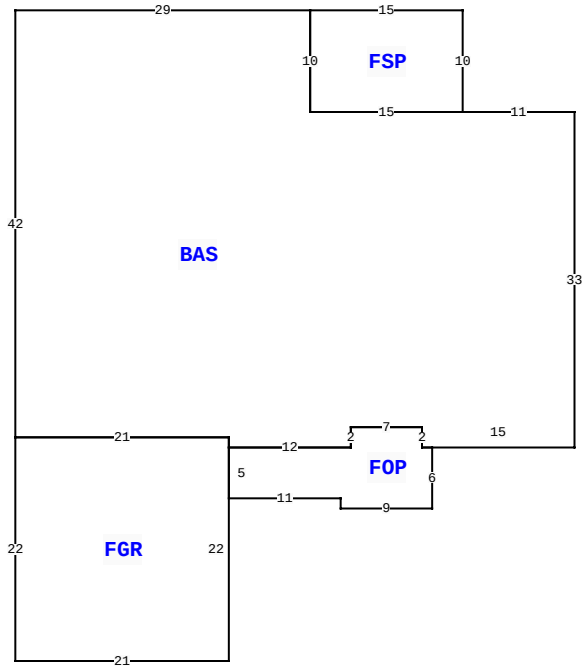
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 90
Exterior Wall	19	COMMON BRK 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
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	2,070	100		2,070	256,927
FGR	462	55		254	31,526
FOP	123	30		37	4,592
FSP	150	40		60	7,448
TOTALS	2,805			2,421	300,493

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,421	124.5200	139.46	337,633	2014	2014	0	0	0	11.00	89.00

1 SINGLE FAM 0% - 2025 Heated Area: 2070 HX Base Yr



216 SW PINEHURST DR, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	300,493
TOTAL MARKET OB/XF VALUE	4,188
TOTAL LAND VALUE - MARKET	26,500
TOTAL MARKET VALUE	331,181
SOH/AGL Deduction	0
ASSESSED VALUE	331,181
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	331,181
TOTAL JUST VALUE	331,181
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	334,558

PERMIT NUM	DESCRIPTION	AMT	ISSUED
32046	SFR	828	06/18/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1522/2740	8/21/2024	WD	Q	I	01	416,000
GRANTOR: PATEL PARIMAL						
GRANTEE: STEVENS ALEX KYLE						
1305/1825	12/07/2015	WD	U	I	35	265,000
GRANTOR: BRYAN ZECHER HOMES IN						
GRANTEE: PARIMAL PATEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W11 W15 N10 W29 S42 E21 S1 E12 N2 E7 S2 E15 N33 $
FGR=[ORIG=-55,32] S22 E21 N22 W21 $
FSP=[ORIG=-11,0] N10 W15 S10 E15 $
FOP=[ORIG=-34,33] S5 E11 S1 E9 N6 W1 N2 W7 S2 W12 $
.

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	0	0	0	2,094.00	UT	2.00	2.00	100	2014	2014	3	100	4,188	

LAND DESCRIPTION

TOTAL OB/XF 4,188

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	0		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: 0.68 Total Land Value: 26,500 Market: 0 Agricultural: 0 Common: 26,500 PRINTED 10/02/2025 BY SYS