LOT 30 FOREST COUNTRY 6TH ADDITI
WD 1338-610, WD 1362-2138,

JONES GRANT L JR
160 SW PINEHURST DR
LAKE CITY, FL 32024

2025

21-4S-16-03087-130

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	14	CARPET 20
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
Architectual	05	CONV 100
Units		0 100
Quality	07	07

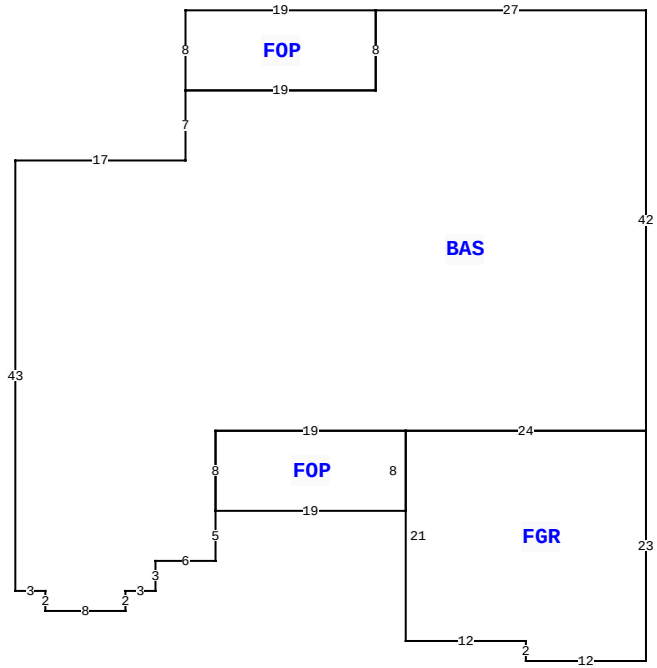
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 21416.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,557	100		2,557	313,547
FGR	528	55		290	35,561
FOP	152	30		46	5,641
FOP	152	30		46	5,641
TOTALS	3,389			2,939	360,389

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,939	120.7844	130.45	383,393	2018	2018	0	0	0	6.00	94.00

1 SINGLE FAM – 100% - 2019 Heated Area: 2557 HX Base Yr 2019



160 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		360,389
TOTAL MARKET OB/XF VALUE		5,292
TOTAL LAND VALUE - MARKET		26,500
TOTAL MARKET VALUE		392,181
SOH/AGL Deduction		104,672
ASSESSED VALUE		287,509
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		236,787
TOTAL JUST VALUE		392,181
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		385,880

PERMIT NUM	DESCRIPTION	AMT	ISSUED
35553	SFR	1,177	07/13/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1362/2138	6/19/2018	WD	Q	I	01	290,900
GRANTOR: ALEX & BLONDINA STEVE						
GRANTEE: GRANT L JONES JR						
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= W27 FOP= W19 S8 E19 N8$ S8 W19 S7 W17 S43 E3 S2 E8 N2 E3 N3 E6 N5 FOP= E19 N8 W19 S8$ N8 E19 FGR= S21 E12 S2 E12 N23 W24$ E24 N42$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2018	2018	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	2,046.00	UT	2.00	2.00	100	2018	2018	3	100	4,092	

LAND DESCRIPTION

TOTAL OB/XF 5,292

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 06/04/2019 BY BC Total Acres: 0.68 Total Land Value: 26,500 Market: 0 Agricultural: 0 Common: 26,500 PRINTED 04/24/2025 BY SYS