(AKA LOT 3, LEON MCCALL'S SURVEY
COMM SW COR OF SW1/4, RUN E 1755
676.86 FT FOR POB, RUN W 291.17

KARR BRENDA/DURAN ELIAS
183 NW PINELLAS CT
LAKE CITY, FL 32055

2026

22-3S-16-02257-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

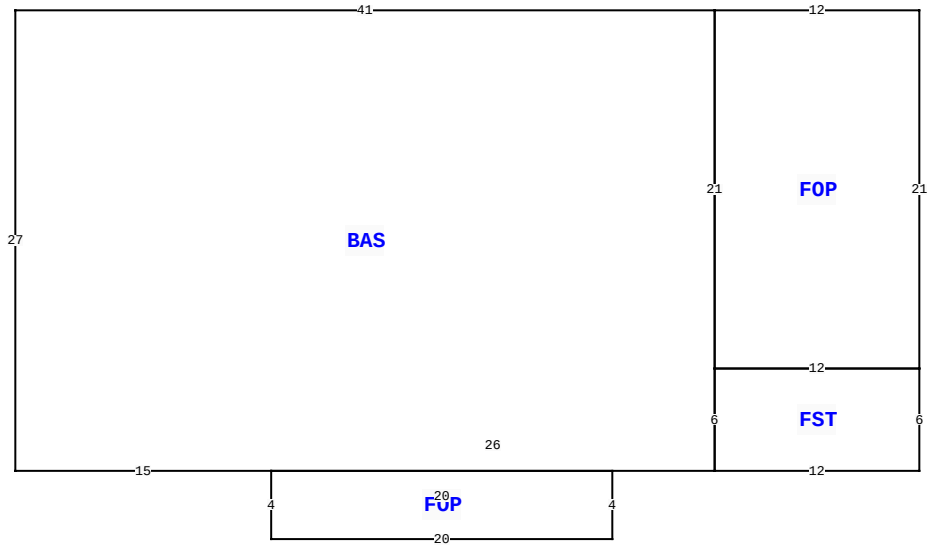
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 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	22316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,107	100		1,107	99,629
FOP	80	30		24	2,160
FOP	252	30		76	6,840
FST	72	55		40	3,600
TOTALS	1,511			1,247	112,229

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,247	123.6240	138.46	172,660	1980	1990	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2017 Heated Area: 1107 HX Base Yr 2017



183 NW PINELLAS CT, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		112,229
TOTAL MARKET OB/XF VALUE		11,810
TOTAL LAND VALUE - MARKET		23,400
TOTAL MARKET VALUE		147,439
SOH/AGL Deduction		39,454
ASSESSED VALUE		107,985
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		57,263
TOTAL JUST VALUE		147,439
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		147,698

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24803	REMODEL	165	07/31/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1271/1823	3/21/2014	WD	U	I	37	126,000
GRANTOR: RICHARD & CAROL GUNSA						
GRANTEE: BRENDA KARR (SING)						
0923/0628	3/16/2001	WD	Q	I		56,900
GRANTOR: HUDSON'S						
GRANTEE: RICHARD & CAROL GUN						

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	12	18	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
2	0296	SHED METAL	0	100	12	20	1.00	UT	0.00	0.00	100	2008	2008	3	100	2,880	
3	0296	SHED METAL	0	100	12	20	1.00	UT	0.00	0.00	100	2008	2008	3	100	2,880	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	
5	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	50	
6	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	2,500	
7	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	2,200	

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W41 S27 E15 FOP= S4 E20N4 W20$ E26 FST= E12 N6 W12 S6$
N6 FOP= E12 N21 W12 S21$ N21$.

LAND DESCRIPTION

TOTAL OB/XF 11,810

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/MH	0.00	0.00	1.80	AC		1.00	1.00	1.00	13,000.00	13,000.00	23,400							

REVIEW DATE 02/20/2023 BY KS Total Acres: 1.80 Total Land Value: 23,400 Market: 0 Agricultural: 0 Common: 23,400 PRINTED 11/19/2025 BY SYS