(AKA PART OF LOT 2, LEON MCCALL'S SURVEY UNR DESC AS): COMM SW COR OF SEC, RUN E

RAGAN TIMOTHY J/RAGAN JO ELLA
149 NW PINELLAS COURT
LAKE CITY, FL 32055

2026

22-3S-16-02264-001

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	14	CARPET 80
Interior Floo	15	HARDTILE 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

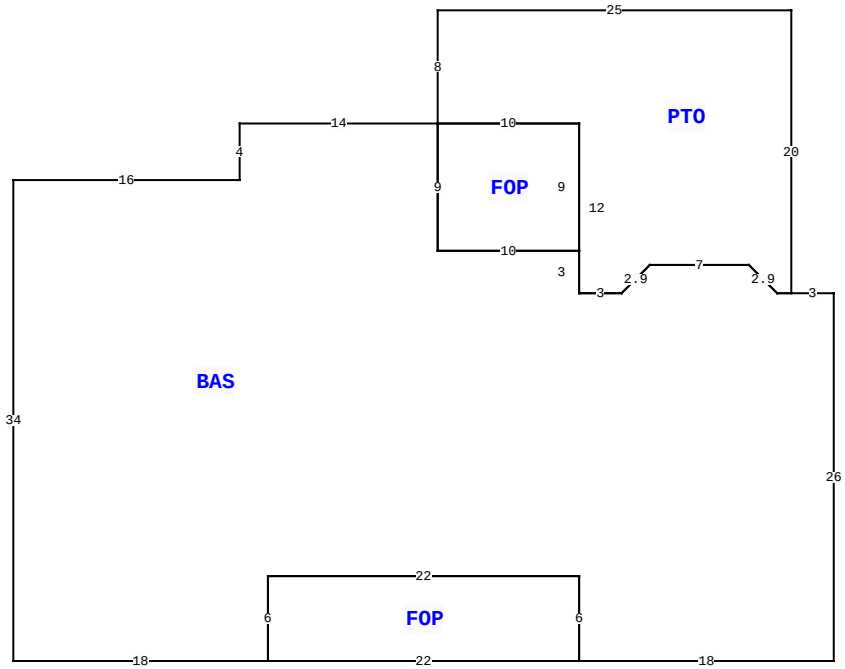
NEIGHBORHOOD/LOC 22316.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,720	100		1,720	201,906
FOP	90	30		27	3,170
FOP	132	30		40	4,695
PTO	362	5		18	2,113
TOTALS	2,304			1,805	211,883

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,805	126.2800	141.43	255,281	2008	2008	0	0	0	17.00	83.00

2 SINGLE FAM 100% - 0 Heated Area: 1720 HX Base Yr



149 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		211,883
TOTAL MARKET OB/XF VALUE		3,500
TOTAL LAND VALUE - MARKET		14,400
TOTAL MARKET VALUE		229,783
SOH/AGL Deduction		69,560
ASSESSED VALUE		160,223
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		109,501
TOTAL JUST VALUE		229,783
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		232,336

SALE:3:1: .88 AC

SALE:2:1: JOINT TENANTS

SALE:1:1: .80 AC WITH IMP

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26318	SFR	519	10/09/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0782/1932	11/22/1993	WD	Q	I		35,000
GRANTOR: ALVINA FULWOOD						
GRANTEE: TIMOTHY RAGAN						
0780/1678	9/24/1993	WD	Q	I	02	0
GRANTOR: FULWOOD						
GRANTEE: FULWOOD-PFAFF						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 S4 W16 S34 E18 FOP= E22 N6 W22 S6$ N6 E22 S6 E18 N26 W3 PTO= N20 W25 S8 FOP= S9 E10 N9 W10$ E10 S12 E3 R2 U2 E7 R2 D2 E1$ W1 U2 L2 W7 D2 L2 W3 N3 W10 N9$.

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	0021	BARN,FR AE	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,500	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	2,000	

LAND DESCRIPTION

TOTAL OB/XF 3,500

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	0.80	AC		1.00	1.00	1.20	15,000.00	18,000.00	14,400							

REVIEW DATE 02/20/2023 BY KS Total Acres: 0.80 Total Land Value: 14,400 Market: 0 Agricultural: 0 Common: 14,400 PRINTED 11/19/2025 BY SYS