LOT 9 BLOCK A FOREST COUNTRY 2ND

750-1032, 767-2276, WD 1302-1509

PICKLO ROBIN VALERIE
216 SW SHORT LEAF DR
LAKE CITY, FL 32024

2026

22-4S-16-03087-005

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

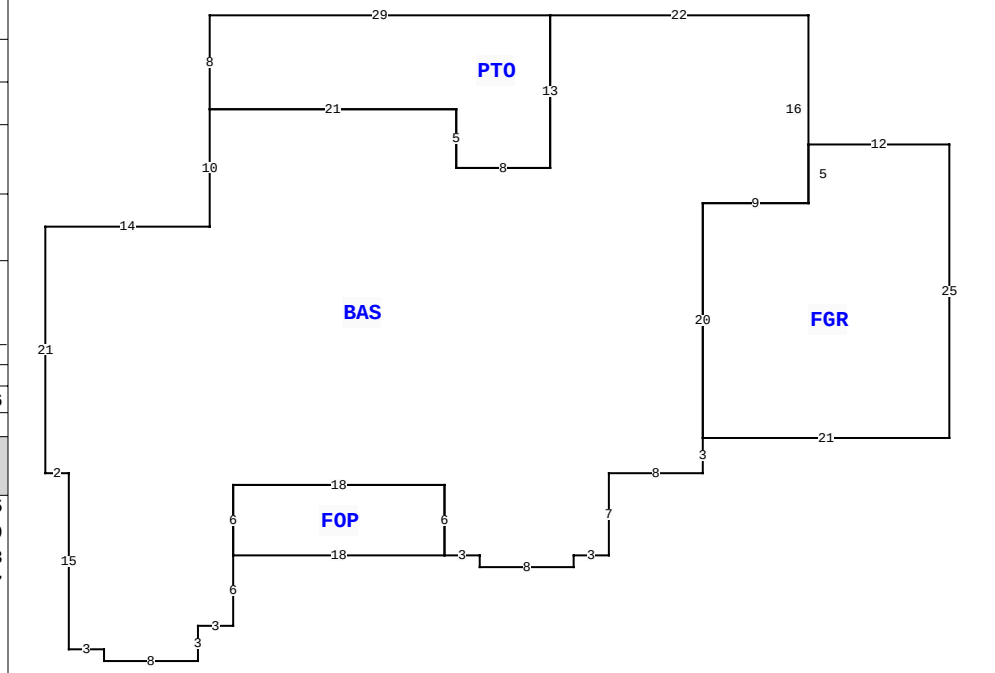
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	22416.040	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,140	100		2,140	216,585
FGR	480	55		264	26,719
FOP	108	30		32	3,238
PTO	272	5		14	1,417
TOTALS	3,000			2,450	247,960

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,450	112.9590	126.51	309,950	1990	2005	0	0	0	20.00	80.00

1 SINGLE FAM 100% - 2016 Heated Area: 2140 HX Base Yr 2016



216 SW SHORT LEAF DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		247,960
TOTAL MARKET OB/XF VALUE		6,769
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		289,729
SOH/AGL Deduction		117,880
ASSESSED VALUE		171,849
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		121,127
TOTAL JUST VALUE		289,729
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		292,829

PERMIT NUM	DESCRIPTION	AMT	ISSUED
27888	REMODEL	45	06/17/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1430/490	2/10/2021	LE	U	I	14	100
GRANTOR: PICKLO ROBIN V						
GRANTEE: PICKLO ROBIN VALERI						
1302/1509	10/13/2015	WD	Q	I	01	188,500
GRANTOR: RENNY B & DEBORAH N E						
GRANTEE: ROBIN V PICKLO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W22 PTO= W29 S8 E21 S5 E8 N13$ S13 W8 N5 W21 S10 W14 S21 E2 S15 E3 S1 E8 N3 E3 N6 FOP= E18 N6 W18 S6$ N6 E18 S6E3 S1 E8 N1 E3 N7 E8 N3 FGR= E21 N25 W12 S5 W9 S20$ N20 E9 N16$.

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	0	0	3	100	1,200	
2	0166	CONC,PAVMT	0	100	16	108	1,728.00	UT	1.40	1.40	100	0	0	3	100	2,419	
3	0166	CONC,PAVMT	0	100	25	26	650.00	UT	1.40	1.40	100	0	0	3	100	910	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	2,800.00	2,800.00	80	2014	2014	3	80	2,240	

LAND DESCRIPTION

TOTAL OB/XF 6,769

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-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 04/04/2025 BY KS Total Acres: 0.53 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/19/2025 BY SYS