LOT 22 FOREST COUNTRY 6TH ADDITI
WD 1338-610, WD 1358-2322, WD 13

THOMSON SHANE R
458 SW PINEHURST DR
LAKE CITY, FL 32024

2026

22-4S-16-03087-122

BUILDING CHARACTERISTICS

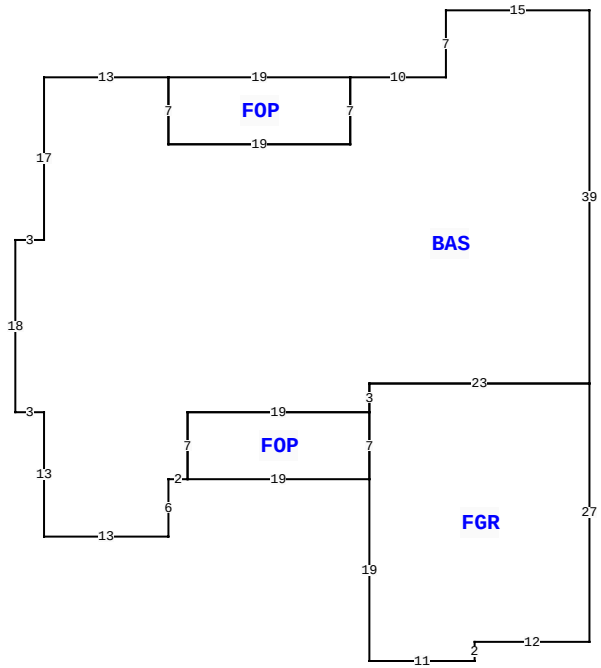
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
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	2,135	100		2,135	287,047
FGR	643	55		354	47,595
FOP	133	30		40	5,378
FOP	133	30		40	5,378
TOTALS	3,044			2,569	345,396

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,569	125.0480	140.05	359,788	2021	2021	0	0	0	4.00	96.00

1 SINGLE FAM 100% - 2022 Heated Area: 2135 HX Base Yr 2022



458 SW PINEHURST DR, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		345,396
TOTAL MARKET OB/XF VALUE		7,980
TOTAL LAND VALUE - MARKET		26,500
TOTAL MARKET VALUE		379,876
SOH/AGL Deduction		47,539
ASSESSED VALUE		332,337
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		281,615
TOTAL JUST VALUE		379,876
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		383,774

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40971	SFR		12/04/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1413/0638	6/05/2020	WD	Q	V	01	33,000
GRANTOR: ALEX & BLONDINA STEVE						
GRANTEE: SHANE R THOMSON						
1401/1639	12/19/2019	WD	U	V	30	28,800
GRANTOR: SETH & BREANN ASHTON						
GRANTEE: ALEX & BLONDINA STE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=50,20] S17 W3 S18 E3 S13 E13 N6 E2 N7 E19 N3 E23 N39 W15 S7 W10 S7 W19 N7 W13 $
FOP=[ORIG=63,20] S7 E19 N7 W19 $
FOP=[ORIG=65,55] S7 E19 N7 W19 $
FGR=[ORIG=84,52] S3 S7 S19 E11 N2 E12 N27 W23 $
.

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	100	0	0	860.00	UT	3.00	3.00	100	2022	2021		100	2,580	
2	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2025	2024		90	5,400	

LAND DESCRIPTION

TOTAL OB/XF 7,980

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 04/04/2025 BY KS Total Acres: 0.73 Total Land Value: 26,500 Market: 0 Agricultural: 0 Common: 26,500 PRINTED 11/18/2025 BY SYS