LOT 24 FOREST COUNTRY 6TH ADDITI
WD 1338-610, WD 1433-2486,

ZARNOCH KATHY JANE VERBLE/ZARNOCH MICHAEL JAMES
394 SW PINEHURST DR
LAKE CITY, FL 32024

2026

22-4S-16-03087-124

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

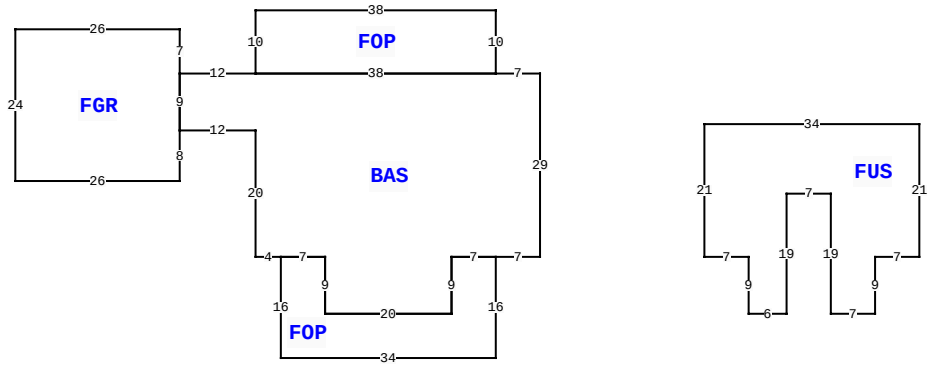
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,593	100		1,593	222,602
FGR	624	55		343	47,930
FOP	364	30		109	15,231
FOP	380	30		114	15,930
FUS	761	100		761	106,340
TOTALS	3,722			2,920	408,034

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,920	129.9606	145.56	425,035	2021	2021	0	0	0	4.00	96.00

1 SINGLE FAM 100% - 2022 Heated Area: 2354 HX Base Yr 2022



394 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		408,034
TOTAL MARKET OB/XF VALUE		10,240
TOTAL LAND VALUE - MARKET		26,500
TOTAL MARKET VALUE		444,774
SOH/AGL Deduction		33,161
ASSESSED VALUE		411,613
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		360,891
TOTAL JUST VALUE		444,774
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		449,324

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042087	Electrical Servic	0	06/07/2021
37495	SFR	0	10/09/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1433/2486	3/31/2021	WD	Q	I	01	374,900
GRANTOR: ALEX & BLONDINA STEVE						
GRANTEE: ZARNOCH KATHY JANE						
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=[ORIG=50,10] S9 E12 S20 E4 E7 S9 E20 N9 E7 E7 N29 W7 W38 W12 $
FGR=[ORIG=24,3] S24 E26 N8 N9 N7 W26 $
FUS=[ORIG=140,48] E6 N19 E7 S19 E7 N9 E7 N21 W34 S21 E7 S9 $
FOP=[ORIG=66,39] S16 E34 N16 W7 S9 W20 N9 W7 $
FOP=[ORIG=62,0] S10 E38 N10 W38 $
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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	1,080.00	UT	3.00	3.00	100	2022	2021		100	3,240	
2	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2022	2021		75	4,500	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	2,500.00	2,500.00	100	2025	2024		100	2,500	

LAND DESCRIPTION

TOTAL OB/XF 10,240

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: 1.07 Total Land Value: 26,500 Market: 0 Agricultural: 0 Common: 26,500 PRINTED 11/18/2025 BY SYS