(AKA LOTS 31 & 32 BUIE'S TRACT U
COMM NW COR OF NE1/4 OF SE1/4, R
FOR POB, RUN E 1322.97 FT, S 530

CREWS L DEAN J
551 SW TALL PINE CT
LAKE CITY, FL 32024

2026

24-4S-15-00384-011

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

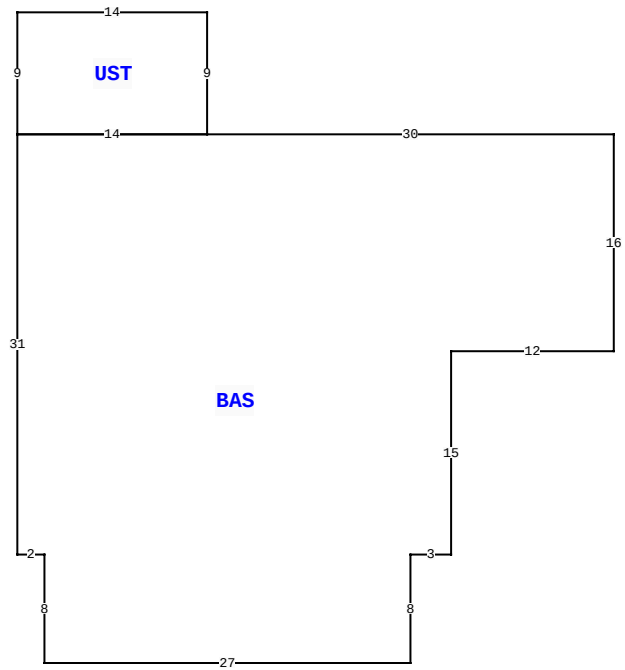
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	24415.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,400	100		1,400	95,641
UST	126	45		57	3,894
TOTALS	1,526			1,457	99,535

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,457	93.8400	105.10	153,131	1948	1948	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1400 HX Base Yr



551 SW TALL PINE CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		99,535
TOTAL MARKET OB/XF VALUE		5,050
TOTAL LAND VALUE - MARKET		128,880
TOTAL MARKET VALUE		118,136
SOH/AGL Deduction		72,144
ASSESSED VALUE		45,992
TOTAL EXEMPTION VALUE	13 HX HB	45,992
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		233,465
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		233,465

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 UST= N9 W14 S9 E14$W14S31 E2 S8 E27 N8 E3 N15 E12N16$.

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	0020	BARN,FR	0	100	20	20	400.00	UT	4.00	4.00	100	0	0	3	100	1,600	
2	0294	SHED WOOD/	0	100	11	20	220.00	UT	1.50	1.50	100	1994	1994	3	100	330	
3	0294	SHED WOOD/	0	100	11	20	220.00	UT	1.50	1.50	100	1997	1997	3	100	330	
4	0294	SHED WOOD/	0	100	13	20	260.00	UT	1.50	1.50	100	1997	1997	3	100	390	
5	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2005	2005	3	100	2,000	
6	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	200	
7	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 5,050

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		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	8,000.00	8,000.00	8,000							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	8.00	AC		1.00	1.00	1.00	445.00	445.00	3,560							
3	6200	A	PASTURE 3	0		A-1	0.00	0.00	7.11	AC		1.00	1.00	1.00	280.00	280.00	1,991							
4	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	15.11	AC		1.00	1.00	1.00	8,000.00	8,000.00	120,880							

REVIEW DATE 05/13/2025 BY KS Total Acres: 16.11 Total Land Value: 13,551 Market: 120,880 Agricultural: 5,551 Common: 8,000 PRINTED 11/18/2025 BY SYS