LOT 9 HICKORY COVE & N 48 FT OF COVE.

HAIRE DONALD R/HAIRE JANET L
120 SW PINNACLE GLN
LAKE CITY, FL 32024

2026

25-4S-16-03124-109

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

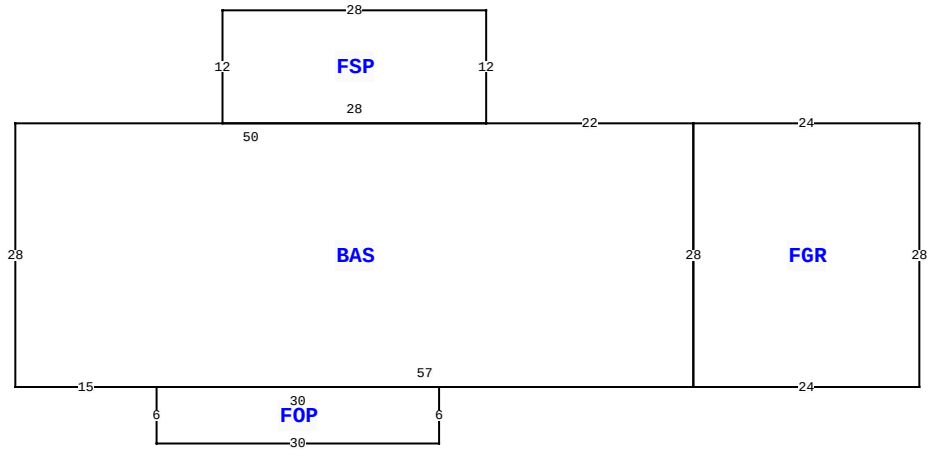
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	32	HARDIE BRD 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
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	25416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,016	100		2,016	173,578
FGR	672	55		370	31,857
FOP	180	30		54	4,649
FSP	336	40		134	11,537
TOTALS	3,204			2,574	221,621

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,574	109.8240	123.00	316,602	1972	1995	0	0	0	30.00	70.00

1 SINGLE FAM 100% - 2020 Heated Area: 2016 HX Base Yr 2020



120 SW PINNACLE GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		221,621
TOTAL MARKET OB/XF VALUE		4,104
TOTAL LAND VALUE - MARKET		28,878
TOTAL MARKET VALUE		254,603
SOH/AGL Deduction		63,759
ASSESSED VALUE		190,844
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		140,122
TOTAL JUST VALUE		254,603
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		257,769

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1397/1177	10/23/2019	WD	Q	I	03	183,000
GRANTOR: BRADLEY THOMAS & STEP						
GRANTEE: DONALD R & JANET L						
1388/2073	7/12/2019	WD	U	V	37	6,300
GRANTOR: CHRISTOPHER & JANNA H						
GRANTEE: BRADLEY T & STEPHAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W22 FSP= N12 W28 S12 E28$ W50 S28 E15 FOP= S6 E30 N6 W30$ E57 FGR= E24 N28 W24 S28$ N28$.

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	1,368.00	UT	3.00	3.00	100	2007	2007	3	100	4,104	

LAND DESCRIPTION

TOTAL OB/XF 4,104

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	18,500.00	18,500.00	18,500							
2	0000	C	VAC RES	100		RSF-1	0.00	0.00	0.56	LT		1.00	1.00	1.00	18,500.00	18,500.00	10,378							

REVIEW DATE 07/07/2019 BY BC Total Acres: 0.52 Total Land Value: 28,878 Market: 0 Agricultural: 0 Common: 28,878 PRINTED 11/18/2025 BY SYS