LOT 10 HICKORY COVE.

WD 1157-149, QC 1275-406, WD 140

DAVIS LAWRENCE A
138 SW PINNACLE GLN
LAKE CITY, FL 32024

2026

25-4S-16-03124-110

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
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
Units		0 100
Quality	07	07

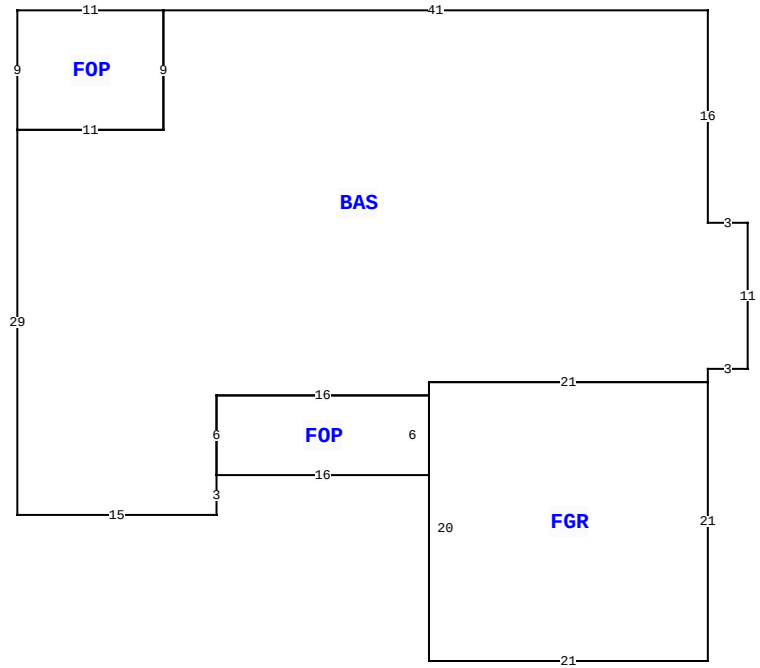
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	25416.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,556	100		1,556	207,227
FGR	441	55		243	32,362
FOP	96	30		29	3,862
FOP	99	30		30	3,995
TOTALS	2,192			1,858	247,447

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,858	126.5000	141.68	263,241	2019	2019	0	0	0	6.00	94.00

1 SINGLE FAM 100% - 2021 Heated Area: 1556 HX Base Yr 2021



138 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		247,447
TOTAL MARKET OB/XF VALUE		1,863
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		267,810
SOH/AGL Deduction		33,204
ASSESSED VALUE		234,606
TOTAL EXEMPTION VALUE	HX HB 13	234,606
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		267,810
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		270,442

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38044	SFR	784	04/29/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1405/1731	2/11/2020	WD	Q	I	01	210,000
GRANTOR: STANLEY CRAWFORD CONS						
GRANTEE: LAWRENCE A DAVIS						
1405/1730	2/11/2020	WD	U	I	30	22,500
GRANTOR: MATTHEW D & CARRIE C						
GRANTEE: STANLEY CRAWFORD CO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W41 FOP= W11 S9 E11 N9$ S9 W11 S29 E15 N3 FOP= E16 N6 W16 S6$ N6 E16 FGR= S20 E21 N21 W21 S1$ N1 E21 N1 E3 N11 W3 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	0166	CONC,PAVMT	0	100	0	0	828.00	UT	2.25	2.25	100	2019	2019	3	100	1,863	

LAND DESCRIPTION

TOTAL OB/XF 1,863

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							

REVIEW DATE 07/07/2019 BY BC Total Acres: 0.40 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/18/2025 BY SYS