LOT 11 HICKORY COVE.
WD 1157-149, QC 1275-406, QC 144

CORONA COURTNEY A/CORONA MAURICIO
137 SW PINNACLE GLN
LAKE CITY, FL 32024

2026

25-4S-16-03124-111

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

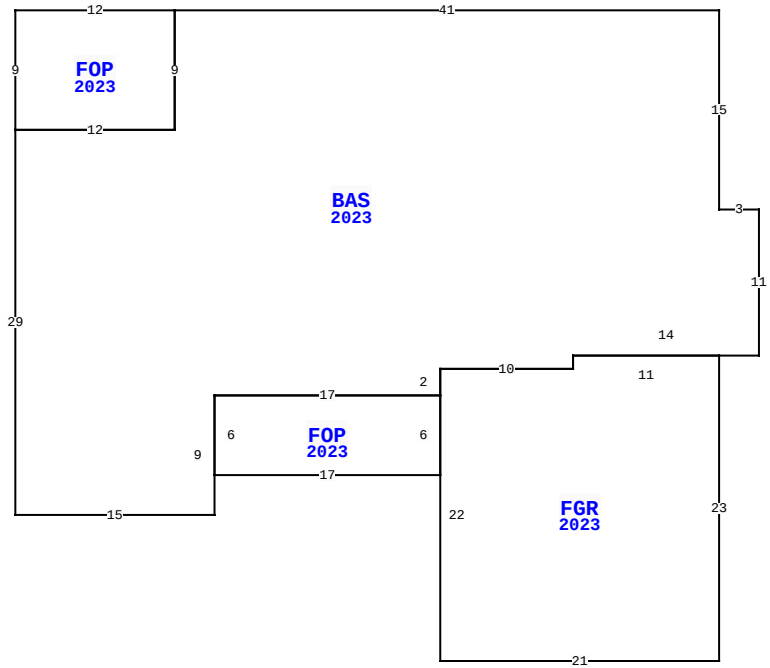
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	25416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,544	100	2023	1,544	210,064
FGR	473	55	2023	260	35,374
FOP	102	30	2023	31	4,218
FOP	108	30	2023	32	4,353
TOTALS	2,227			1,867	254,009

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,867	125.2350	140.26	261,865	2022	2022	0	0	0	3.00	97.00

1 SINGLE FAM 100% - 2023 Heated Area: 1544 HX Base Yr 2023



137 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		254,009
TOTAL MARKET OB/XF VALUE		1,440
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		273,949
SOH/AGL Deduction		7,137
ASSESSED VALUE		266,812
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		216,090
TOTAL JUST VALUE		273,949
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		276,568

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041512	New Residential C	150,000	03/15/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1441/25	6/25/2021	WD	Q	V	01	23,500
GRANTOR: STANLEY CRAWFORD CONS						
GRANTEE: CORONA COURTNEY A						
1441/22	6/24/2021	QC	U	V	11	100
GRANTOR: CASON MATTHEW D						
GRANTEE: STANLEY CRAWFORD CO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=10,-20] W41 S9 W12 S29 E15 N9 E17 N2 E10 N1 E14 N11 W3 N15 $
FGR=[YR=2023;ORIG=10,6] W11 S1 W10 S22 E21 N23 $
FOP=[YR=2023;ORIG=-43,-20] E12 S9 W12 N9 $
FOP=[YR=2023;ORIG=-28,9] E17 S6 W17 N6 $
.

EXTRA FEATURES

L N	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	480.00	UT	3.00	3.00	100	2023	2022		100	1,440	

LAND DESCRIPTION

TOTAL OB/XF 1,440

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 01/31/2023 BY TW Total Acres: 0.33 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/18/2025 BY SYS