COMM AT SE COR OF SEC 27, RUN
N 227.77 FT, E 7.95 FT, N
704.36 FT FOR POB, CONT N

REGISTER WILLIE E/REGISTER KATHLEEN E
KATHLEEN REGISTER AS TRUSTEES, 204 SE PINE CREST PL
LAKE CITY, FL 32025

2026

27-4S-17-08747-112

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

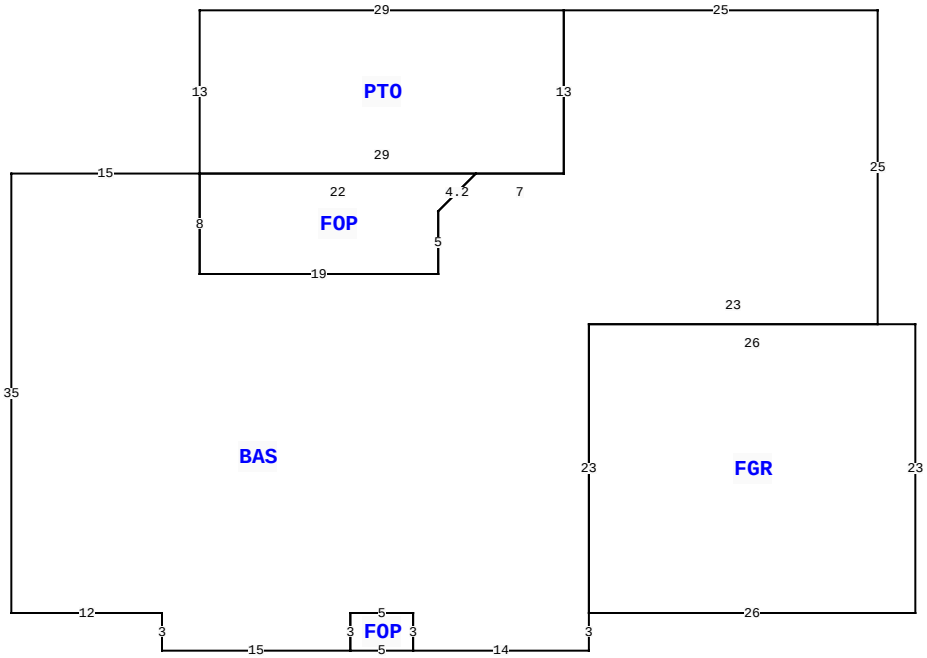
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	07	07
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	27317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,142	100		2,142	247,693
FGR	598	55		329	38,045
FOP	15	30		4	462
FOP	157	30		47	5,435
PTO	377	5		19	2,197
TOTALS	3,289			2,541	293,832

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,541	125.9104	141.02	358,332	2007	2007	0	0	0	18.00	82.00

1 SINGLE FAM 100% - 2008 Heated Area: 2142 HX Base Yr 2008



204 SE PINECREST PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		293,832
TOTAL MARKET OB/XF VALUE		7,755
TOTAL LAND VALUE - MARKET		121,320
TOTAL MARKET VALUE		312,969
SOH/AGL Deduction		100,010
ASSESSED VALUE		212,959
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		162,237
TOTAL JUST VALUE		422,907
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		426,491

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25090	SFR	644	10/09/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1344/0992	9/18/2017	WD	U	I	11	100
GRANTOR: WILLIE & KATHLEEN REG						
GRANTEE: WILLIE & KATHLEEN R						
0985/2203	6/12/2003	WD	Q	V		70,000
GRANTOR: MICHAEL & COLVIN CART						
GRANTEE: WILLIE & KATHLEEN R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W25 PTO= W29 S13 E29 N13$ S13 W7 FOP= W22 S8 E19 N5 R3 U3 $ D3 L3 S5 W19 N8 W15 S35 E12 S3 E15 FOP= E5 N3 W5 S3$ N3 E5 S3 E14 N3 FGR= E26 N23 W26 S23$ N23 E23 N25$.

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	0	585.00	UT	3.00	3.00	100	2007	2007	3	100	1,755	
3	9946	Well	0	100	0	0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000	

LAND DESCRIPTION

TOTAL OB/XF 7,755

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			0.00	0.00	1.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	6,000							
2	6200	A	PASTURE 3	0			0.00	0.00	19.22	AC		1.00	1.00	1.00	280.00	280.00	5,382							
3	9910	M	MKT.VAL.AG	0			0.00	0.00	19.22	AC		1.00	1.00	1.00	6,000.00	6,000.00	115,320							

REVIEW DATE 06/26/2017 BY DF Total Acres: 20.22 Total Land Value: 11,382 Market: 115,320 Agricultural: 5,382 Common: 6,000 PRINTED 10/10/2025 BY SYS