

LOT 3 BLOCK 12 LAKE FOREST S/D U
DC 960-1743, WD 1290-2028,

PINAIRE MADELEINE
849 SW ALAMO DRIVE
LAKE CITY, FL 32025-5150

2026

31-3S-17-07943-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
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	0100 SINGLE FAMILY	
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	6417.0100 1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,634	100
FOP	15	30
UGR	468	45
USP	270	35
TOTALS	2,387	1,943

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,943	111.1620	124.50	241,904	1968	1968	0	0	0 35.00	65.00	
1 SINGLE FAM 100% - 2016 Heated Area: 1634 HX Base Yr 2016												
849 SW ALAMO DR, LAKE CITY												
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 04/21/2023 MLU												

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
1	0166	CONC, PAVMT	0 100	0	0	1.00	UT	0.00	0.00	100	0	0 3
2	0258	PATIO	0 100	0	0	1.00	UT	0.00	0.00	100	0	0 3
TOTAL OB/XF 650												

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT
1	0100	C	SFR	100		RSF	2110.00	139.00	1.00	LT		1.00
Total Acres: 0.35 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500												

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		157,238	
TOTAL MARKET OB/XF VALUE		650	
TOTAL LAND VALUE - MARKET		18,500	
TOTAL MARKET VALUE		176,388	
SOH/AGL Deduction		76,322	
ASSESSED VALUE		100,066	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		49,344	
TOTAL JUST VALUE		176,388	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		176,388	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1290/1290	3/03/2015	WD	Q	I	01	94,000
GRANTOR: BETTY K FLANAGAN						
GRANTEE: MADELEINE PINAIRE						

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS= W19 USP= N15 W18 S15 E18\$ W42 UGR= W12 S29 E22 N12 W10 N17\$ S17 E10 S12 E21 FOP= E5 N3 W5 S3\$ N3 E5 S3 E25 N29\$.												