LOTS 2 & 3 BLOCK 1 PINEMOUNT VIL
292-555, 781-2119, 857-1006, 917

BRYAN STERLING/BRYAN JANICE
235 SW VILLAGE WAY
LAKE CITY, FL 32024

2026

34-3S-16-02469-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

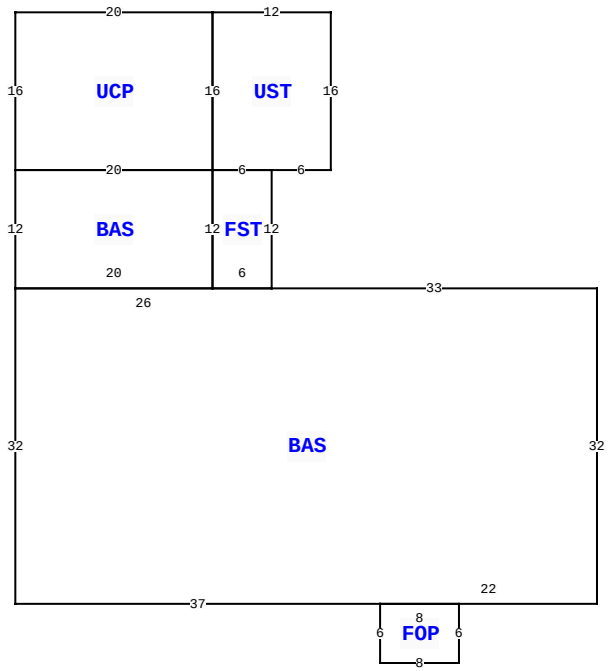
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	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	34316.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	240	100		240	19,913
BAS	1,888	100		1,888	156,652
FOP	48	30		14	1,162
FST	72	55		40	3,319
UCP	320	20		64	5,311
UST	192	45		86	7,136
TOTALS	2,760			2,332	193,492

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,332	113.9750	127.65	297,680	1968	1990	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2019 Heated Area: 2128 HX Base Yr 2019



235 SW VILLAGE WAY, 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		193,492
TOTAL MARKET OB/XF VALUE		22,700
TOTAL LAND VALUE - MARKET		31,450
TOTAL MARKET VALUE		247,642
SOH/AGL Deduction		56,866
ASSESSED VALUE		190,776
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		140,054
TOTAL JUST VALUE		247,642
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		250,619

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37319	STORAGE	246	10/15/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1366/2263	8/15/2018	WD	Q	I	01	158,000
GRANTOR: RONALD BUCHNER						
GRANTEE: STERLING & JANICE B						
1302/0943	9/30/2015	TR	U	I	19	42,500
GRANTOR: GREGORY K CREWS TRUST						
GRANTEE: RONALD BUCHNER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W33 FST= N12 UST= E6 N16 W12 S16 E6$ W6 UCP= N16 W20 S16 E20$ BAS= W20S12 E20 N12$ S12 E6 $ W26 S32 E37 FOP= S6 E8 N6 W8$ E22 N32$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
2	0031	BARN,MT AE	0	100	30	50	1,500.00	UT	12.00	12.00	100	2018	2018	3	100	18,000	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2023	2022		100	3,500	

LAND DESCRIPTION

TOTAL OB/XF 22,700

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-	1250.00	175.00	2.00	LT		1.00	1.00	0.85	18,500.00	15,725.00	31,450							

REVIEW DATE 06/07/2023 BY KS Total Acres: 1.00 Total Land Value: 31,450 Market: 0 Agricultural: 0 Common: 31,450 PRINTED 11/07/2025 BY SYS