LOT 6 BLOCK 2 PINEMOUNT VILLAGE

LE 749-690, 821-1088, CT 986-830

WEEKS LORRAINE D
236 SW ANN PL
LAKE CITY, FL 32024

2026

34-3S-16-02471-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

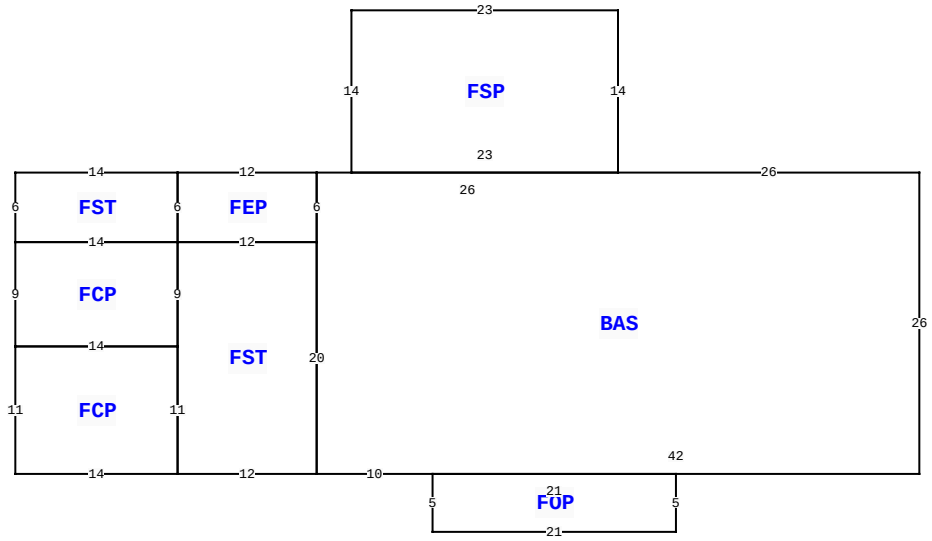
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	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	1,352	100		1,352	125,194
FCP	126	25		32	2,963
FCP	154	25		38	3,518
FEP	72	80		58	5,371
FOP	105	30		32	2,963
FSP	322	40		129	11,945
FST	84	55		46	4,259
FST	240	55		132	12,223
TOTALS	2,455			1,819	168,438

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,819	127.2000	142.46	259,135	1972	1972	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2006 Heated Area: 1352 HX Base Yr 2006



236 SW ANN PL, 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		168,438
TOTAL MARKET OB/XF VALUE		5,827
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		192,765
SOH/AGL Deduction		82,204
ASSESSED VALUE		110,561
TOTAL EXEMPTION VALUE	HX HB SX	100,722
BASE TAXABLE VALUE		9,839
TOTAL JUST VALUE		192,765
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		192,765

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1520/2547	8/02/2024	LE	U	I	14	100
GRANTOR: WEEKS LORRAINE D						
GRANTEE: WEEKS LORRAINE D (E						
1233/1990	4/30/2012	WD	U	I	11	100
GRANTOR: ALVIN E & LORRAINE D						
GRANTEE: LORRAINE D WEEKS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 FSP= N14 W23 S14 E23$ W26 FEP= W12 S6 E12N6$S6 FST= W12 FST= N6 W14 S6 E14$ FCP= W14 S9 E14 N9$ S9 FCP= W14 S11 E14 N11$ S11 E12 N20$ S20 E10 FOP= S5 E21 N5 W21$E42 N26$.

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	0294	SHED WOOD/	0	100	6	8	48.00	UT	9.00	9.00	100	2003	2003	3	100	432	
2	0120	CLFENCE 4	0	100	0	0	360.00	UT	4.50	4.50	50	2003	2003	3	50	810	
3	0166	CONC,PAVMT	0	100	0	0	1,714.00	UT	2.50	2.50	100	2003	2003	3	100	4,285	
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	
5	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 5,827

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-	1125.00	175.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 06/07/2023 BY JB Total Acres: 0.50 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/07/2025 BY SYS