LOT 6 BLOCK 3 PINEMOUNT VILLAGE
ORB 424-697, 595-05. PROBATE 107

BREWER CORTEZ C JR
237 SW ANN PL
LAKE CITY, FL 32024-3420

2026

34-3S-16-02474-004

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

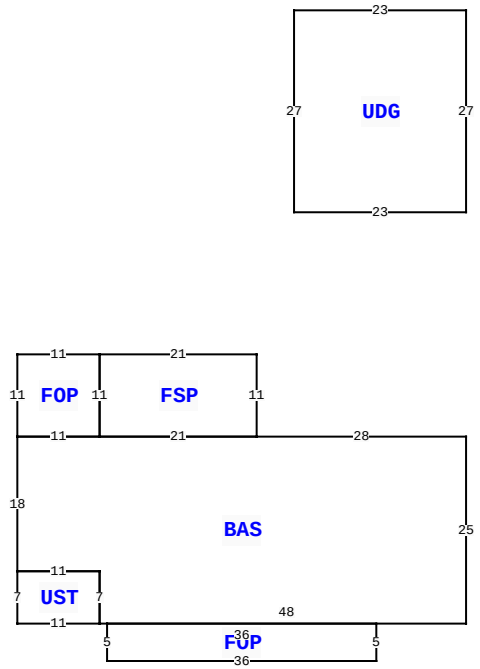
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,423	100		1,423	117,367
FOP	121	30		36	2,969
FOP	180	30		54	4,454
FSP	231	40		92	7,588
UDG	621	55		342	28,207
UST	77	45		35	2,887
TOTALS	2,653			1,982	163,472

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,982	113.2960	126.89	251,496	1972	1972	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2009 Heated Area: 1423 HX Base Yr 2009



237 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		163,472
TOTAL MARKET OB/XF VALUE		800
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		182,772
SOH/AGL Deduction		80,423
ASSESSED VALUE		102,349
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		51,627
TOTAL JUST VALUE		182,772
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		182,772

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0595/0005	6/01/1986	WD	Q	I		55,000
GRANTOR:						
GRANTEE:						
0424/0697	4/01/1979	03	Q	I		41,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W28 FSP= N11 W21 S11 E21$ W21 FOP= N11 W11 S11 E11$ W11 S18 UST= S7 E11 N7 W11$E11 S7 E1 FOP= S5 E36 N5 W36$E48 N25$ PTR=N30 UDG= N27 W23 S27 E23$ S30$.

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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	800	

LAND DESCRIPTION

TOTAL OB/XF 800

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 KS Total Acres: 0.50 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/07/2025 BY SYS