LOT 4 BLOCK 4 PINEMOUNT VILLAGE
ORB 301-518, 356-697. POA 1129-1

FAUCHER SHELBY S
165 SW HAVANNA WAY
LAKE CITY, FL 32024-3423

2026

34-3S-16-02474-007

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

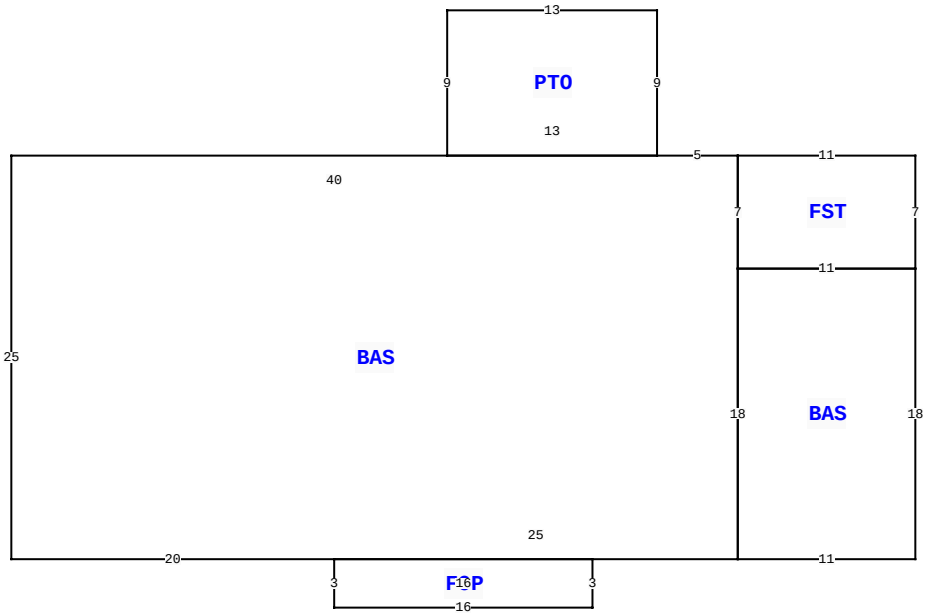
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	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	198	100		198	17,758
BAS	1,125	100		1,125	100,898
FOP	48	30		14	1,256
FST	77	55		42	3,767
PTO	117	5		6	538
TOTALS	1,565			1,385	124,216

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,385	123.2000	137.98	191,102	1973	1973	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2008 Heated Area: 1323 HX Base Yr 2008



165 SW HAVANNA 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		124,216
TOTAL MARKET OB/XF VALUE		4,088
TOTAL LAND VALUE - MARKET		27,750
TOTAL MARKET VALUE		156,054
SOH/AGL Deduction		62,695
ASSESSED VALUE		93,359
TOTAL EXEMPTION VALUE	HX HB 13	93,359
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		156,054
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		156,054

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1139/2496	12/27/2007	WD	U	I		140,000
GRANTOR: ROBIE R & YUULA A FAU						
GRANTEE: SHELBY S FAUCHER						
1129/1088	8/01/2007	WD	Q	I		84,000
GRANTOR: DAVID E MCDUFFIE						
GRANTEE: ROBIE R & YUULA A F						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W5 PTO= N9 W13 S9 E13$ W40 S25 E20 FOP= S3 E16 N3 W16$ E25 BAS= E11 N18 W11 S18$ N18 FST= E11 N7 W11 S7$ N7$.

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	200	
2	0021	BARN,FR AE	0	100	20	24	480.00	UT	3.60	3.60	100	0	0	3	100	1,728	
3	0296	SHED METAL	0	100	8	10	80.00	UT	5.00	5.00	40	1993	1993	3	40	160	
4	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	100	2,000	

LAND DESCRIPTION

TOTAL OB/XF 4,088

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-	1133.00	531.00	1.00	LT		1.00	1.00	1.50	18,500.00	27,750.00	27,750							

REVIEW DATE 06/07/2023 BY KS Total Acres: 1.62 Total Land Value: 27,750 Market: 0 Agricultural: 0 Common: 27,750 PRINTED 11/07/2025 BY SYS