E1/2 LOT 3 & ALL LOT 4 EX THE S
BLOCK 1 FOREST HILLS S/D UNIT 1.

HOUSTON STEVEN/JONES LAUREN
166 SE PINE DR
LAKE CITY, FL 32025

2027

00-00-00-07688-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	05	AVERAGE 30
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.5	1.5 100
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

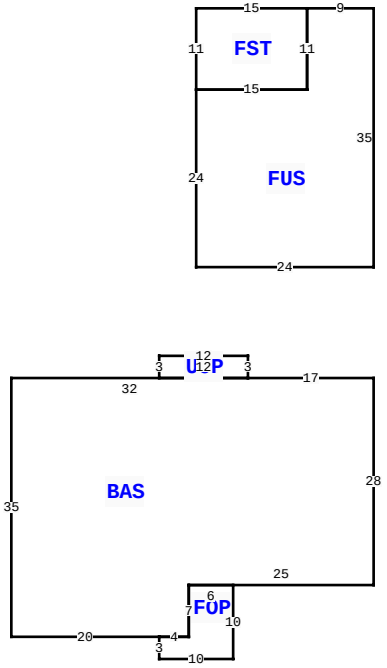
NEIGHBORHOOD/LOC 5417.0600 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,540	100		1,540	142,272
FOP	72	30		22	2,033
FST	165	55		91	8,407
FUS	675	100		675	62,360
UOP	36	20		7	647
TOTALS	2,488			2,335	215,718

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,335	129.2098	142.13	331,874	1964	1964	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2020 Heated Area: 2215 HX Base Yr 2020



166 SE PINE DR, LAKE CITY

BLD DATE		LGL DATE	05/19/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

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	300	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	1,200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	215,718
TOTAL MARKET OB/XF VALUE	1,500
TOTAL LAND VALUE - MARKET	18,116
TOTAL MARKET VALUE	235,334
SOH/AGL Deduction	70,191
ASSESSED VALUE	165,143
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	113,732
TOTAL JUST VALUE	235,334
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	239,265

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1380/2767	3/14/2019	WD	Q	I	01	149,900
GRANTOR: RICHARD BUCHANAN						
GRANTEE: STEVEN HOUSTON & LA						
1230/2537	3/06/2012	WD	U	I	12	0
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: RICHARD BUCHANAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W17 UOP= N3 W12 S3 E12$W32S35 E20 FOP= S3 E10 N10 W6S7 W4$ E4 N7 E25 N28$ PTR= N50FUS= W9 FST= W15 S11 E15 N11$ S11 W15 S24 E24 N35$ S50$.

LAND DESCRIPTION

TOTAL OB/XF 1,500

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-2	239.00	87.00	12,077.00	SF		1.00	1.00	1.00	1.50	1.50	18,116							

REVIEW DATE 10/04/2016 BY DF Total Acres: 0.28 Total Land Value: 18,116 Market: 0 Agricultural: 0 Common: 18,116 PRINTED 11/17/2026 BY SYS