LOT 8 BLOCK 1 FOREST HILLS S/D U
DC 1119-1424, WD 1214-1633, WD 1

CORBETT MICHAEL JUNIOR/CORBETT JOSEY S
234 SE PINE DR
LAKE CITY, FL 32025

2026

00-00-00-07692-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

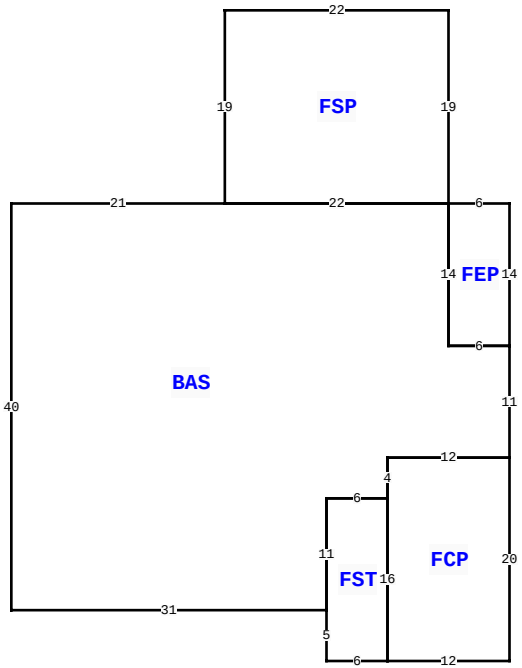
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 90
Exterior Wall	19	COMMON BRK 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	10	TERRAZZO 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	5417.0600	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,630	100		1,630	148,465
FCP	240	25		60	5,465
FEP	84	80		67	6,103
FSP	418	40		167	15,211
FST	96	55		53	4,827
TOTALS	2,468			1,977	180,071

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,977	107.7120	120.64	238,505	1960	2005	0	0	0	24.50	75.50

1 SINGLE FAM 100% - 2019 Heated Area: 1630 HX Base Yr 2019



234 SE PINE DR, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		180,071
TOTAL MARKET OB/XF VALUE		7,240
TOTAL LAND VALUE - MARKET		15,600
TOTAL MARKET VALUE		202,911
SOH/AGL Deduction		56,503
ASSESSED VALUE		146,408
TOTAL EXEMPTION VALUE	HX HB 13	146,408
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		202,911
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		200,621

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1358/2349	4/27/2018	WD	Q	I	01	146,900
GRANTOR: RAYMOND E & JAMIE N B						
GRANTEE: MICHAEL JUNIOR & JO						
1214/1633	5/10/2011	WD	Q	I	01	99,700
GRANTOR: MARY ANN MARSHBURN						
GRANTEE: JAMIE N BROWN & CHA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W21 S40 E31 FST= S5 E6 N16 W6 S11$ N11 E6 FCP= S16 E12 N20W12 S4$ N4 E12 N11 FEP= N14 W6 S14 E6$ W6 N14 FSP= N19 W22 S19E22$ W22$.

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	500	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	200	
3	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	600	
4	0031	BARN,MT AE	0	100	18	30	540.00	UT	11.00	11.00	100	2016	2016	3	100	5,940	

LAND DESCRIPTION

TOTAL OB/XF 7,240

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	-280.00	130.00	10,400.00	SF		1.00	1.00	1.00	1.50	1.50	15,600							

REVIEW DATE 01/04/2016 BY DF Total Acres: 0.24 Total Land Value: 15,600 Market: 0 Agricultural: 0 Common: 15,600 PRINTED 06/09/2026 BY SYS