LOT 9 BLOCK 1 FOREST HILLS S/D U
327-464, PB 1042-1889, WD 1060-1

SMITH VIRGINIA FOLDEN
244 SE PINE DR
LAKE CITY, FL 32025

2026

00-00-00-07693-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

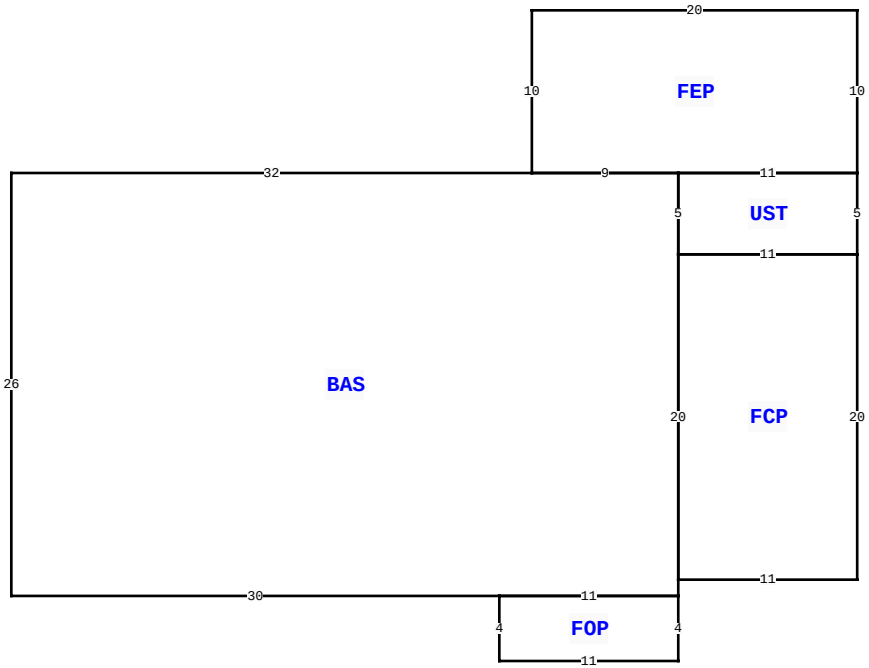
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	01	NONE 100
Stories	1.	1. 100
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	5417.0600	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,066	100		1,066	135,544
FCP	220	25		55	6,994
FEP	200	80		160	20,344
FOP	44	30		13	1,653
UST	55	45		25	3,179
TOTALS	1,585			1,319	167,714

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,319	127.9200	143.27	188,973	1960	2016	0	0	0	11.25	88.75

1 SINGLE FAM 100% - 2021 Heated Area: 1066 HX Base Yr 2021



244 SE PINE DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/27/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		167,714
TOTAL MARKET OB/XF VALUE		500
TOTAL LAND VALUE - MARKET		10,400
TOTAL MARKET VALUE		178,614
SOH/AGL Deduction		38,706
ASSESSED VALUE		139,908
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		88,497
TOTAL JUST VALUE		178,614
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		180,976

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1294	SFR	0	12/05/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1533/53	2/10/2025	LE	U	I	14	100
GRANTOR: SMITH VIRGINIA FOLDEN						
GRANTEE: SMITH VIRGINIA FOLD						
1408/2481	3/26/2020	WD	Q	I	01	134,000
GRANTOR: HAYDEN B LUNDE & KATE						
GRANTEE: VIRGINIA FOLDEN SMI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W32 S26 E30 FOP= S4 E11N4 W11$ E11 N1 FCP= E11 N20 W11 S20$ N20 UST= E11 N5 W11 S5$ N5 FEP= E11 N10 W20 S10 E9$ W9$.

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	100	
2	0296	SHED METAL	0	100	8	10	80.00	UT	5.00	5.00	50	1993	1993	3	50	200	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 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-	280.00	130.00	10,400.00	SF		1.00	1.00	1.00	1.00	1.00	10,400							

REVIEW DATE 12/06/2017 BY HC Total Acres: 0.24 Total Land Value: 10,400 Market: 0 Agricultural: 0 Common: 10,400 PRINTED 03/25/2026 BY SYS