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

**2027**

**00-00-00-07693-000**

## BUILDING CHARACTERISTICS

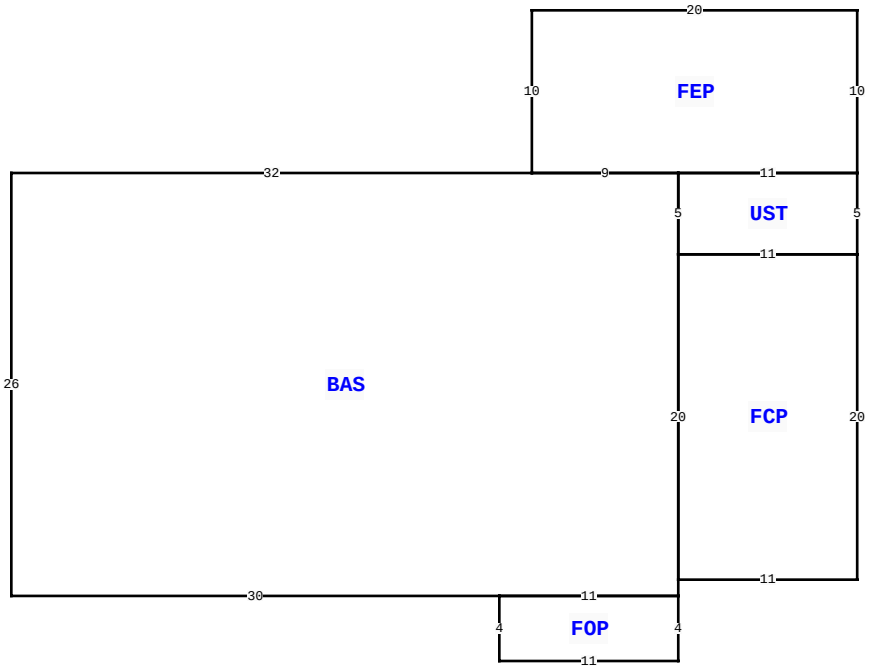
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 15 | CONC BLOCK 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 14 | PREFIN MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 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 | 133,122 |
| FCP | 220 | 25 | | 55 | 6,868 |
| FEP | 200 | 80 | | 160 | 19,981 |
| FOP | 44 | 30 | | 13 | 1,623 |
| UST | 55 | 45 | | 25 | 3,122 |
| TOTALS | 1,585 | | | 1,319 | 164,716 |

## 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 | 140.71 | 185,596 | 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 | 05/19/2026 MLU |
| 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 | 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 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 1 | Tax Dist: | |
| BUILDING MARKET VALUE | | 164,716 |
| TOTAL MARKET OB/XF VALUE | | 500 |
| TOTAL LAND VALUE - MARKET | | 15,600 |
| TOTAL MARKET VALUE | | 180,816 |
| SOH/AGL Deduction | | 36,711 |
| ASSESSED VALUE | | 144,105 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 92,694 |
| TOTAL JUST VALUE | | 180,816 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 183,814 |

| 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$.

## 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 | 1.50 | 1.50 | 15,600 | | | | | | | |

REVIEW DATE 12/06/2017 BY HC Total Acres: 0.24 Total Land Value: 15,600 Market: 0 Agricultural: 0 Common: 15,600 PRINTED 11/17/2026 BY SYS