LOT 11 BLOCK 1 FOREST HILLS S/D

307-83, 782-1535, 783-1386, 838-

CARLUCCI DANIEL JOSEPH/DEPASQUALE THERESA ANN
282 SE PINE DR
LAKE CITY, FL 32025

2027

00-00-00-07695-000

BUILDING CHARACTERISTICS

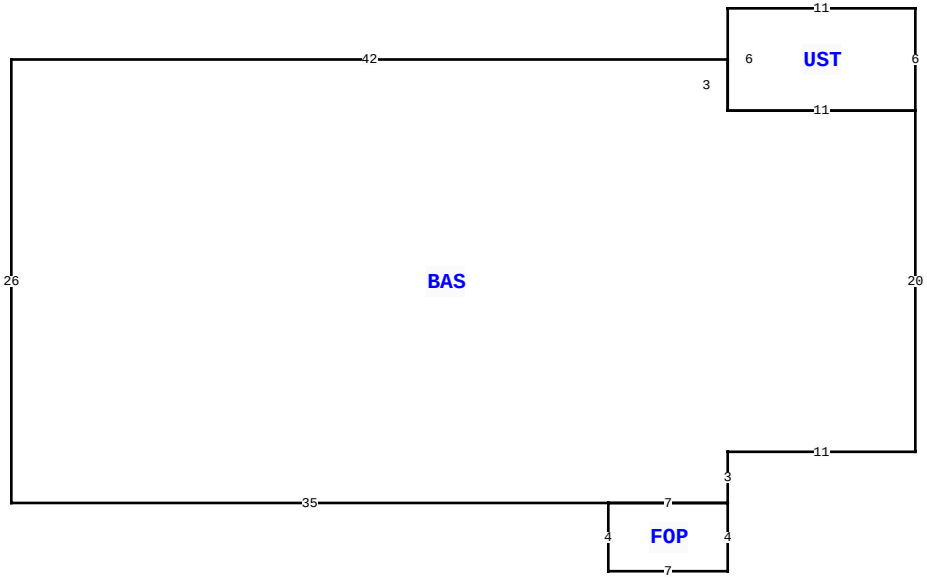
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	10	TERRAZZO 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
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	1,312	100		1,312	101,850
FOP	28	30		8	621
UST	66	45		30	2,329
TOTALS	1,406			1,350	104,800

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,350	108.5760	119.43	161,230	1963	1963	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2020 Heated Area: 1312 HX Base Yr 2020



282 SE PINE DR, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	104,800
TOTAL MARKET OB/XF VALUE	600
TOTAL LAND VALUE - MARKET	15,600
TOTAL MARKET VALUE	121,000
SOH/AGL Deduction	36,080
ASSESSED VALUE	84,920
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	33,509
TOTAL JUST VALUE	121,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	122,913

PERMIT NUM	DESCRIPTION	AMT	ISSUED
406	MAINT/ALTR	50	10/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1378/0046	2/08/2019	WD	Q	I	01	75,000
GRANTOR: FRANK ARTHUR TODD III						
GRANTEE: DANIEL JOSEPH CARLU						
1315/1659	5/20/2016	PB	U	I	18	0
GRANTOR: CLERK OF COURT (PEARL						
GRANTEE: FRANK ARTHUR ("MIKE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W42 S26 E35 FOP= S4 E7 N4 W7$ E7 N3 E11 N20 UST= N6 W11 S6 E11$ W11 N3$.

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	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 600

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 10/04/2016 BY DF Total Acres: 0.24 Total Land Value: 15,600 Market: 0 Agricultural: 0 Common: 15,600 PRINTED 11/17/2026 BY SYS