LOT 2 BLOCK 2 FOREST HILLS S/D U
712-8, DC 1015-2237, QC-1015-223

MACLAREN GWENDOLYN L
139 SE PINE DR
LAKE CITY, FL 32025

2026

00-00-00-07700-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

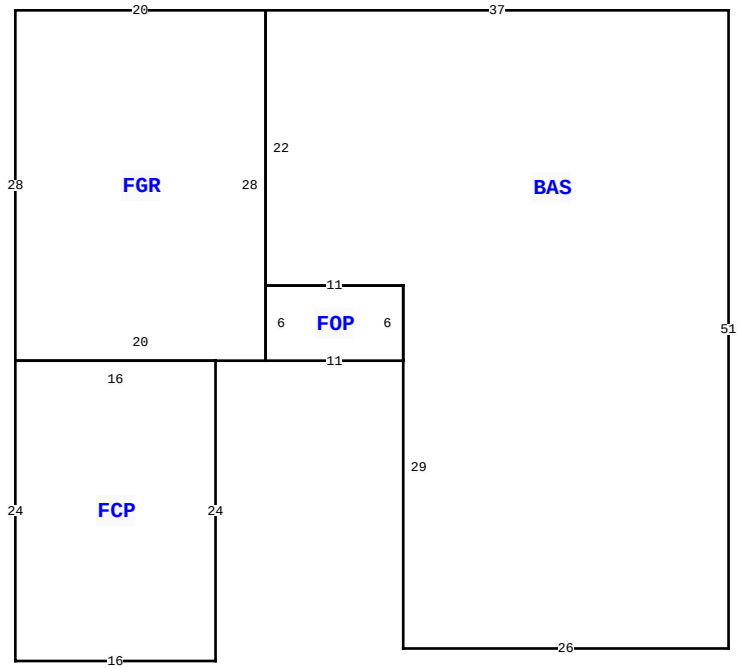
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,568	100		1,568	129,846
FCP	384	25		96	7,950
FGR	560	55		308	25,505
FOP	66	30		20	1,656
TOTALS	2,578			1,992	164,958

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,992	113.7510	127.40	253,781	1962	1962	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2005 Heated Area: 1568 HX Base Yr 2005



139 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		164,958
TOTAL MARKET OB/XF VALUE		650
TOTAL LAND VALUE - MARKET		13,770
TOTAL MARKET VALUE		179,378
SOH/AGL Deduction		82,035
ASSESSED VALUE		97,343
TOTAL EXEMPTION VALUE	HX HB WX SX	97,343
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		179,378
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		174,788

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1015/2238	5/18/2004	QC	Q	I	01	100

GRANTOR: ALMA LONGAKER

GRANTEE: GWENDOLYN MACLAREN

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W37 FGR= W20 S28 FCP= S24 E16 N24 W16$ E20 N28$ S22 FOP= S6E11 N6 W11$ E11 S29 E26 N51$.

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	400	
2	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	250	

LAND DESCRIPTION

TOTAL OB/XF 650

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	-290.00	120.00	10,800.00	SF		1.00	1.00	0.85	1.50	1.28	13,770							

REVIEW DATE 10/05/2016 BY DF Total Acres: 0.25 Total Land Value: 13,770 Market: 0 Agricultural: 0 Common: 13,770 PRINTED 06/09/2026 BY SYS