LOT 4 BLOCK 2 FOREST HILLS S/D U
PB 1002-1168 THRU 1174, 1008-274

CHOI KICHUL/WISE MISOOK
173 SE PINE DR
LAKE CITY, FL 32025

2027

00-00-00-07702-000

BUILDING CHARACTERISTICS

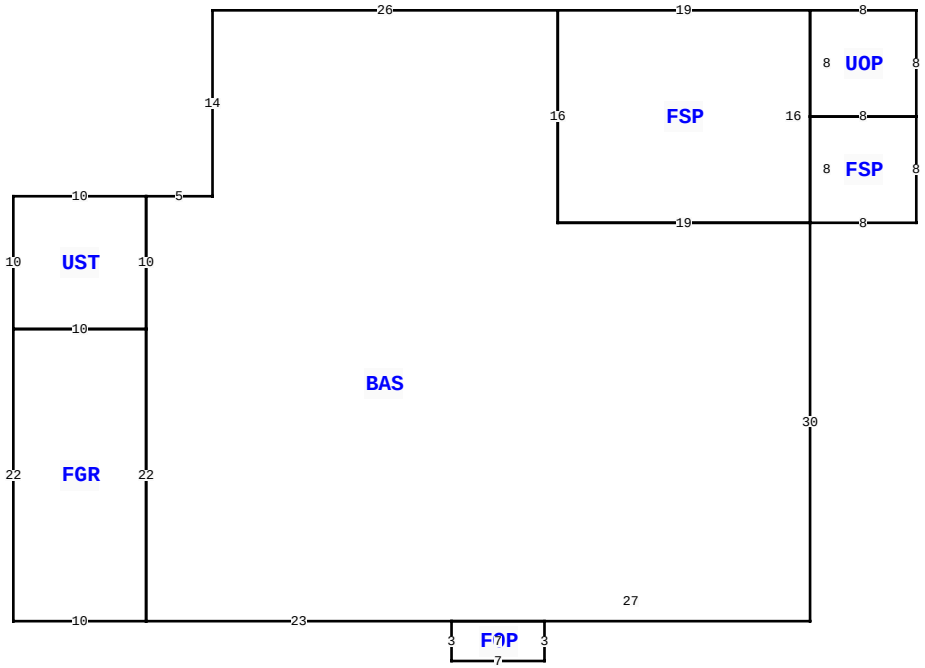
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,926	100		1,926	162,656
FGR	220	55		121	10,219
FOP	21	30		6	507
FSP	64	40		26	2,196
FSP	304	40		122	10,303
UOP	64	20		13	1,098
UST	100	45		45	3,801
TOTALS	2,699			2,259	190,778

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,259	111.6720	122.84	277,496	1960	2000	0	0	0	31.25	68.75

1 SINGLE FAM 0% - 2024 Heated Area: 1926 HX Base Yr



173 SE PINE DR, LAKE CITY

BLD DATE		LGL DATE	05/19/2026 MLU
XF DATE		LAND DATE	
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	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
4	0264	PRCH,FSP	0	0	46	24	1,104.00	UT	0.00	0.00	100	2012	2012	3	100	7,500	
5	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	800	
6	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	800	
7	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	500	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	190,778
TOTAL MARKET OB/XF VALUE	11,300
TOTAL LAND VALUE - MARKET	25,200
TOTAL MARKET VALUE	227,278
SOH/AGL Deduction	0
ASSESSED VALUE	227,278
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	227,278
TOTAL JUST VALUE	227,278
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	230,741

PERMIT NUM	DESCRIPTION	AMT	ISSUED
00335			

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1498/2510	8/09/2023	WD	Q	I	01	285,900
GRANTOR: MATTIMORE SCOTT M						
GRANTEE: CHOI KICHUL						
1069/1934	12/23/2005	WD	Q	I		70,000
GRANTOR: SUSAN ELIZABETH PLUMM						
GRANTEE: SCOTT M MATTIMORE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 S14 W5 UST= W10 S10 E10 N10$ S10 FGR= W10 S22 E10 N22$ S22 E23 FOP= S3 E7 N3 W7$ E27 N30 FSP= E8 N8 UOP= N8 W8 S8 E8$ W8 S8$ FSP= N16 W19 S16 E19$ W19 N16$.

LAND DESCRIPTION

TOTAL OB/XF 11,300

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	0		*RSF	-270.00	120.00	16,800.00	SF		1.00	1.00	1.00	1.50	1.50	25,200							

REVIEW DATE 09/11/2024 BY JS Total Acres: 0.39 Total Land Value: 25,200 Market: 0 Agricultural: 0 Common: 25,200 PRINTED 11/17/2026 BY SYS