LOT 5 BLK 2 FOREST HILLS S/D UNI
QC 827-1096, DC 1089-1334, 1089-

BROWN RODNEY E/BROWN RUSTY ANN
181 SE PINE DR
LAKE CITY, FL 32025

2027

00-00-00-07703-000

BUILDING CHARACTERISTICS

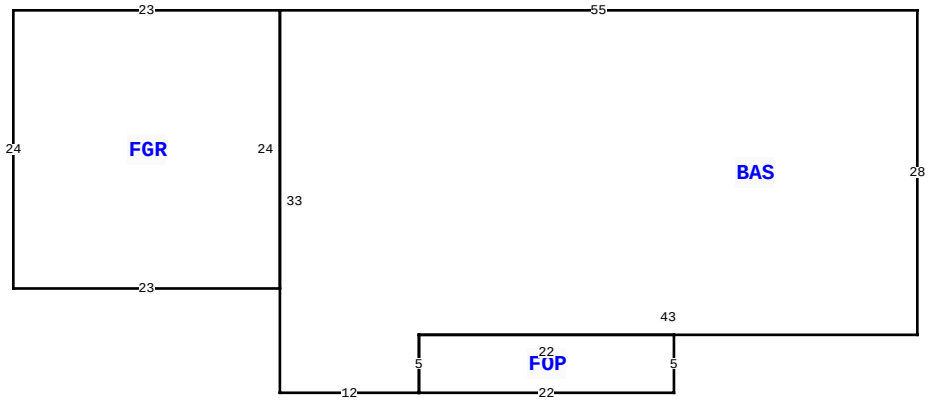
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type		N/A 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
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	1,600	100		1,600	127,275
FGR	552	55		304	24,183
FOP	110	30		33	2,625
TOTALS	2,262			1,937	154,082

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,937	111.2590	122.38	237,050	1962	1995	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2020 Heated Area: 1600 HX Base Yr 2020



181 SE PINE DR, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		154,082
TOTAL MARKET OB/XF VALUE		2,150
TOTAL LAND VALUE - MARKET		34,335
TOTAL MARKET VALUE		190,567
SOH/AGL Deduction		47,700
ASSESSED VALUE		142,867
TOTAL EXEMPTION VALUE	HX HB 13	142,867
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		190,567
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		193,375

PERMIT NUM	DESCRIPTION	AMT	ISSUED
166	MAINT/ALTR	50	04/30/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1380/2476	3/20/2019	WD	Q	I	05	155,000
GRANTOR: TIMOTHY L & JANET L W						
GRANTEE: RODNEY E & RUSTY AN						
1115/2223	4/03/2007	WD	Q	I		147,000
GRANTOR: STEVEN & CINDY FERRIE						
GRANTEE: TIMOTHY L WESTBERRY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W55 FGR= W23 S24 E23 N24$ S33 E12 FOP= E22 N5 W22 S5$ N5 E43 N28$.

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	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	150	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	1,600	

LAND DESCRIPTION

TOTAL OB/XF 2,150

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	151.00	22,890.00	SF		1.00	1.00	1.00	1.50	1.50	34,335							

REVIEW DATE 10/05/2016 BY DF Total Acres: 0.53 Total Land Value: 34,335 Market: 0 Agricultural: 0 Common: 34,335 PRINTED 11/17/2026 BY SYS