LOT 6 BLOCK 2 FOREST HILLS S/D U
319-603, 320-60, LE 1153-2446, D

CHARRON DAVID M
197 SE PINE DR
LAKE CITY, FL 32025

2027

00-00-00-07704-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
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

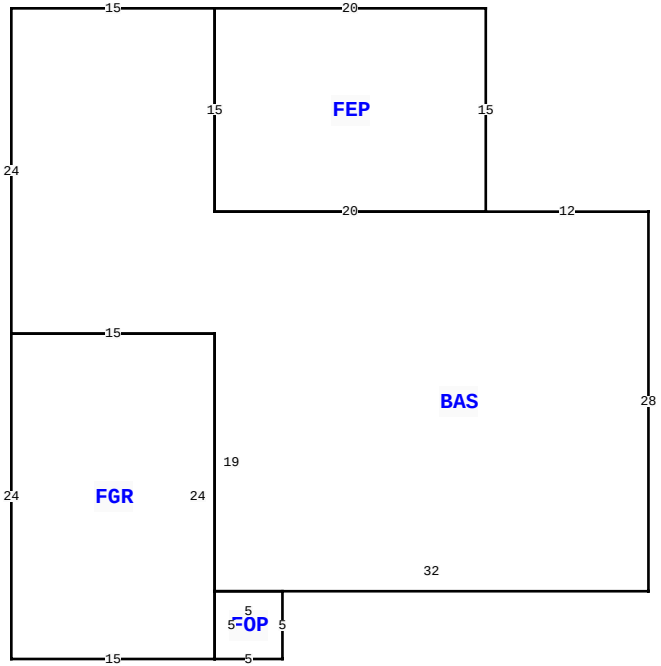
NEIGHBORHOOD/LOC 5417.0600 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,256	100		1,256	101,299
FEP	300	80		240	19,356
FGR	360	55		198	15,969
FOP	25	30		8	645
TOTALS	1,941			1,702	137,270

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,702	112.8000	124.08	211,184	1966	1966	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2010 Heated Area: 1256 HX Base Yr 2010



197 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	300	
2	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	300	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	400	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		137,270
TOTAL MARKET OB/XF VALUE		1,000
TOTAL LAND VALUE - MARKET		18,900
TOTAL MARKET VALUE		157,170
SOH/AGL Deduction		67,108
ASSESSED VALUE		90,062
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		38,651
TOTAL JUST VALUE		157,170
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		159,670

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1182/2135	10/20/2009	WD	Q	I	01	112,500
GRANTOR: SALLY CLINE GOFORTH &						
GRANTEE: DAVID M CHARRON						
1153/2446	6/30/2008	LE	Q	I	01	100
GRANTOR: NANCY C MCCURDY(LIFE						
GRANTEE: MARY WRIGHT & SALLY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 FEP= N15 W20 S15 E20$ W20 N15 W15 S24 FGR= S24E15 N24W15$ E15 S19 FOP= S5 E5 N5 W5$ E32 N28$.

LAND DESCRIPTION

TOTAL OB/XF 1,000

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-2	105.00	120.00	12,600.00	SF		1.00	1.00	1.00	1.50	1.50	18,900							

REVIEW DATE 10/05/2016 BY DF Total Acres: 0.29 Total Land Value: 18,900 Market: 0 Agricultural: 0 Common: 18,900 PRINTED 11/17/2026 BY SYS