LOTS 7 & 8 BLOCK 3 FOREST HILLS
411-552, WD 1160-70

KOLNES LINDA/KOLNES HENRIK
237 SE PINE DR
LAKE CITY, FL 32055

**2027**

**00-00-00-07714-000**

## BUILDING CHARACTERISTICS

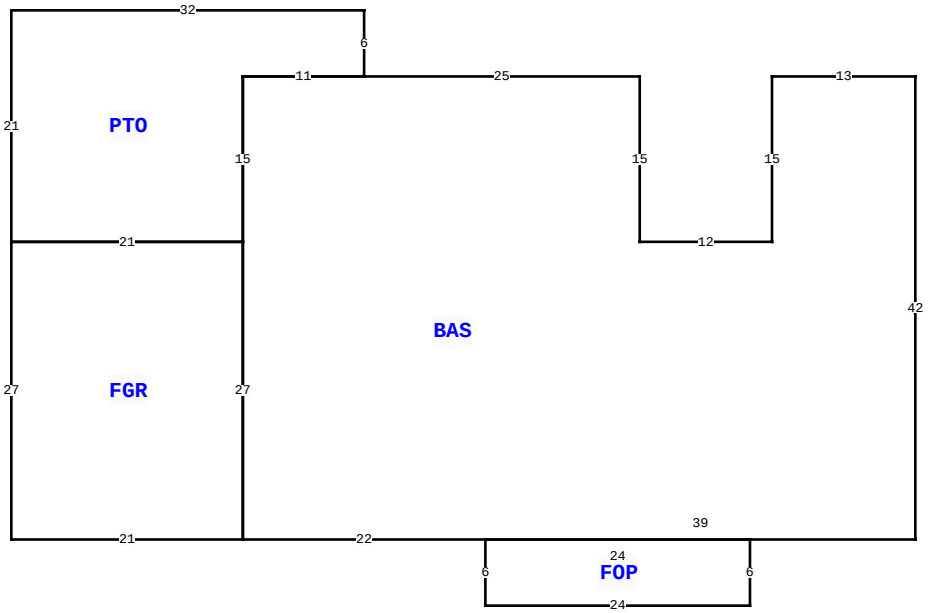
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 06 | VINYL ASB 10 |
| Air Condition | 03 | CENTRAL 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 | 2,382 | 100 | | 2,382 | 186,105 |
| FGR | 567 | 55 | | 312 | 24,376 |
| FOP | 144 | 30 | | 43 | 3,360 |
| PTO | 507 | 5 | | 25 | 1,953 |
| TOTALS | 3,600 | | | 2,762 | 215,795 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,762 | 109.2700 | 120.20 | 331,992 | 1962 | 1962 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 100% - 0 Heated Area: 2382 HX Base Yr




237 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 | 18 | 135 | 1.00 | UT | 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 800 | |
| 2 | 0180 | FPLC 1STRY | 0 | 100 | 0 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 0 | 0 | 3 | 100 | 2,000 | |
| 3 | 0280 | POOL R/CON | 0 | 100 | 32 | 16 | 512.00 | UT | 70.00 | 70.00 | 100 | 1994 | 1994 | 3 | 40 | 14,336 | |
| 4 | 0294 | SHED WOOD/ | 0 | 100 | 12 | 12 | 144.00 | UT | 7.50 | 7.50 | 100 | 1993 | 1993 | 3 | 100 | 1,080 | |
| 5 | 0169 | FENCE/WOOD | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 800 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 1 | Tax Dist: | |
| BUILDING MARKET VALUE | | 215,795 |
| TOTAL MARKET OB/XF VALUE | | 19,016 |
| TOTAL LAND VALUE - MARKET | | 32,400 |
| TOTAL MARKET VALUE | | 267,211 |
| SOH/AGL Deduction | | 123,623 |
| ASSESSED VALUE | | 143,588 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 92,177 |
| TOTAL JUST VALUE | | 267,211 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 271,125 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 00000233 | SFR | 50 | 06/28/1994 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1160/0070 | 10/08/2008 | WD | Q | I | 01 | 100 |

GRANTOR: LINDA KOLNES

GRANTEE: LINDA & HENRIK KOLN

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W25 PTO= N6 W32 S21 E21N15 E11$ W11 S15 FGR= W21 S27E21 N27$ S27 E22 FOP= S6 E24N6 W24$ E39 N42 W13 S15 W12 N15$.

## LAND DESCRIPTION

TOTAL OB/XF 19,016

| 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 | 180.00 | 120.00 | 21,600.00 | SF | | 1.00 | 1.00 | 1.00 | 1.50 | 1.50 | 32,400 | | | | | | | |

REVIEW DATE 10/05/2016 BY DF Total Acres: 0.50 Total Land Value: 32,400 Market: 0 Agricultural: 0 Common: 32,400 PRINTED 11/17/2026 BY SYS