A PARCEL OF LAND LYING IN GA LOT
FOLLOWS: COMM AT INTERSECTION OF
441 & FLA/GA LINE, RUN W 1016.56

PIONESSA GERALD J/PIONESSA EVELYN G
869 NW STONEMAN POINT GLN
WHITE SPRINGS, FL 32096

2027

00-2N-16-01442-998

BUILDING CHARACTERISTICS

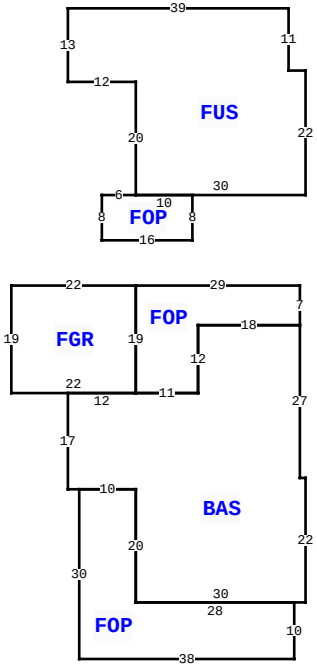
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Architectual	05	CONV 100
Units		0 100
Quality	07	07
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	900216.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,515	100		1,515	201,456
FGR	418	55		230	30,584
FOP	128	30		38	5,053
FOP	335	30		100	13,297
FOP	580	30		174	23,138
FUS	1,113	100		1,113	148,001
TOTALS	4,089			3,170	421,529

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,170	145.6455	160.21	507,866	2008	2008	0	0	0	17.00	83.00

1 SINGLE FAM 100% - 2026 Heated Area: 2628 HX Base Yr 2026



869 NW STONEMAN POINT GLN, WHITE SPRINGS

BLD DATE		LGL DATE	
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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2008	2008	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	700	
3	0280	POOL R/CON	0	100	15	30	450.00	UT	70.00	70.00	100	2013	2013	3	74	23,310	
4	0282	POOL ENCL	0	100	28	46	1,288.00	UT	15.00	15.00	100	2014	2014	3	45	8,694	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		421,529
TOTAL MARKET OB/XF VALUE		34,704
TOTAL LAND VALUE - MARKET		19,000
TOTAL MARKET VALUE		460,662
SOH/AGL Deduction		25,956
ASSESSED VALUE		434,706
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		383,295
TOTAL JUST VALUE		475,233
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		482,889

PERMIT NUM	DESCRIPTION	AMT	ISSUED
41097	ELECTRICAL		01/04/2021
31553	POOL ENCL	110	10/31/2013
31453	POOL	240	09/16/2013
26702	SFR	713	01/31/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1462/2772	3/30/2022	WD	Q	I	05	1,281,200
GRANTOR: HINSON'S BROWARD PROP						
GRANTEE: PIONESSA GERALD J						
1218/1241	7/25/2011	WD	Q	I	01	600,000
GRANTOR: GAIL MCDANIEL						
GRANTEE: HINSON'S BROWARD PR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W1 N27 W18 S12 W11 W12 S17 E2 E10 S20 E30 N22 $
FUS=[ORIG=0,-50] N22 W3 N11 W39 S13 E12 S20 E30 $
FOP=[ORIG=-40,2] S30 E38 N10 W28 N20 W10 $
FGR=[ORIG=-30,-15] N19 W22 S19 E22 $
FOP=[ORIG=-1,-27] N7 W29 S19 E11 N12 E18 $
FOP=[ORIG=-30,-50] W6 S8 E16 N8 W10 $.

LAND DESCRIPTION

TOTAL OB/XF 34,704

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			0.00	0.00	1.00	AC		1.00	1.00	1.00	1,900.00	1,900.00	1,900							
2	5600	A	TIMBER 3	0			0.00	0.00	9.00	AC		1.00	1.00	1.00	281.00	281.00	2,529							
3	9910	M	MKT.VAL.AG	0			0.00	0.00	9.00	AC		1.00	1.00	1.00	1,900.00	1,900.00	17,100							

REVIEW DATE 02/23/2021 BY BC Total Acres: 10.00 Total Land Value: 4,429 Market: 17,100 Agricultural: 2,529 Common: 1,900 PRINTED 11/17/2026 BY SYS