

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

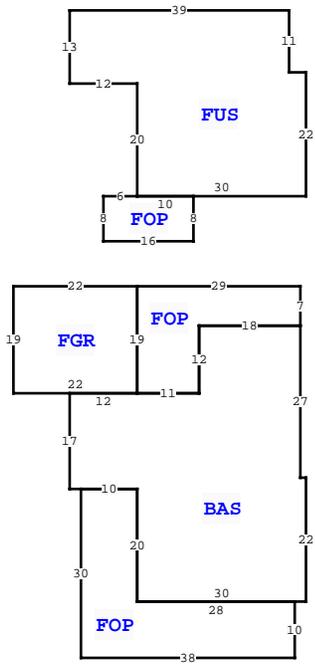
2026

00-2N-16-01442-998



ELEMENT		CD	BUILDING CHARACTERISTICS		CONSTRUCTION	
Exterior Wall	12		CEDAR	100		
Roof Structur	08		IRREGULAR	100		
Roof Cover	14		PREFIN MT	100		
Interior Wall	05		DRYWALL	100		
Interior Floor	12		HARDWOOD	80		
Interior Floor	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	205,115	
FGR	418	55		230	31,140	
FOP	128	30		38	5,145	
FOP	335	30		100	13,539	
FOP	580	30		174	23,558	
FUS	1,113	100		1,113	150,689	
TOTALS	4,089			3,170	429,185	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2026								
					Heated Area: 2628						
						HX Base Yr 2026					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		429,185	
TOTAL MARKET OB/XF VALUE		34,704	
TOTAL LAND VALUE - MARKET		19,000	
TOTAL MARKET VALUE		468,318	
SOH/AGL Deduction		46,200	
ASSESSED VALUE		422,118	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		370,707	
TOTAL JUST VALUE		482,889	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		489,463	

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	Q	I	05	1,281,200
GRANTOR: HINSON'S BROWARD PROP						
GRANTEE: PIONESSA GERALD J						
1218/1241	7/25/2011	WD Q	Q	I	01	600,000
GRANTOR: GAIL MCDANIEL						
GRANTEE: HINSON'S BROWARD PR						

EXTRA FEATURES																
L N	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	100	2008	2008	3	100	2,000	
2	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	100	2008	2008	3	100	700	
3	0280	POOL R/CON	0	100	15	30	450.00	UT	70.00	100	2013	2013	3	74	23,310	
4	0282	POOL ENCL	0	100	28	46	1,288.00	UT	15.00	100	2014	2014	3	45	8,694	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE

BUILDING NOTES	
869 NW STONEMAN POINT GLN, WHITE SPRINGS	

BUILDING DIMENSIONS	
BAS=[ORIG=0,0] W1 N27 W18 S12 W11 W12 S17 E2 E10 S20 E30 N22 \$	
FUS=[ORIG=-50,-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									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							