COMM SW COR OF NE1/4 OF NW1/4, R
FOR POB, CONT E 26.91 FT, N 840.
OF I-10, SE ALONG R/W 416 FT, SW

MORRISON JAMES W
136 NW PIONEER CT
LAKE CITY, FL 32055

2027

05-3S-16-01972-000

BUILDING CHARACTERISTICS

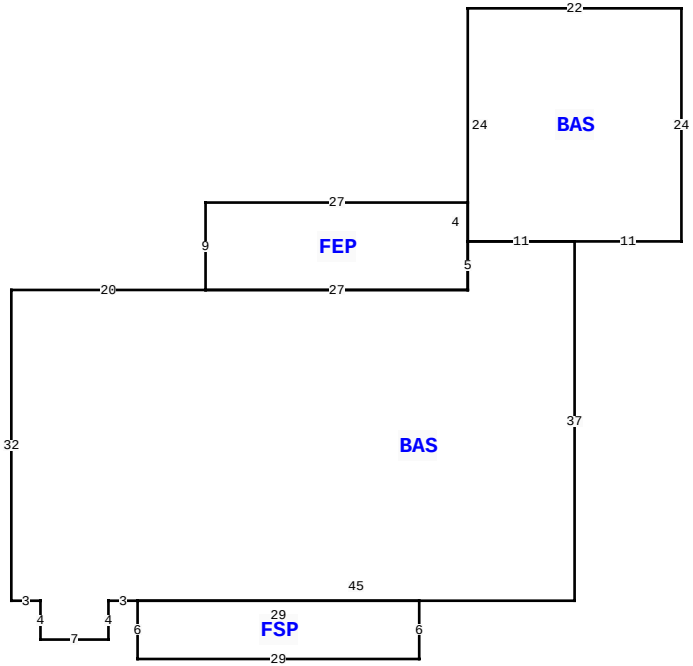
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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	5000	IMPROVED AG
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	5316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	528	100		528	50,710
BAS	1,939	100		1,939	186,225
FEP	243	80		194	18,632
FSP	174	40		70	6,723
TOTALS	2,884			2,731	262,291

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,731	113.3930	124.73	340,638	2002	2002	0	0	0	23.00	77.00

2 SINGLE FAM 100% - 2006 Heated Area: 2467 HX Base Yr 2006



136 NW PIONEER CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/04/2026 MLU
INC DATE		AG DATE	07/13/2022 SPF

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2002	2002	3	100	1,200	
2	0021	BARN,FR AE	0	100	0	0	2.00	UT	425.00	425.00	100	0	0	3	100	850	
3	0021	BARN,FR AE	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200	
4	0251	LEAN TO W/	0	100	19	40	760.00	UT	2.00	2.00	100	1993	1993	3	100	1,520	
5	0130	CLFENCE 5	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	600	
6	0280	POOL R/CON	0	100	16	34	544.00	UT	70.00	70.00	100	2009	2009	3	61	23,229	
7	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	1,200	
8	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		262,291
TOTAL MARKET OB/XF VALUE		29,099
TOTAL LAND VALUE - MARKET		103,140
TOTAL MARKET VALUE		303,319
SOH/AGL Deduction		109,540
ASSESSED VALUE		193,779
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		142,368
TOTAL JUST VALUE		394,530
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		399,303

XFOB:2:1: BELM MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042737	Roof Replacement	23,740	09/13/2021
27905	POOL	180	06/24/2009
19392	SFR	333	04/08/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1047/2639	5/27/2005	WD	Q	I		220,000

GRANTOR: PEACOCK

GRANTEE: MORRISON

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 S32 E3 S4 E7 N4 E3 FSP= S6 E29 N6 W29$ E45 N37 BAS= E11 N24 W22 S24 E11$ W11 FEP= N4 W27 S9 E27 N5$ S5 W27$.

LAND DESCRIPTION

TOTAL OB/XF 29,099

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		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	9,000							
2	9910	M	MKT.VAL.AG	0			0.00	0.00	10.46	AC		1.00	1.00	1.00	9,000.00	9,000.00	94,140							
3	6200	A	PASTURE 3	0		A-1	0.00	0.00	10.46	AC		1.00	1.00	1.00	280.00	280.00	2,929							

REVIEW DATE 05/07/2018 BY KR Total Acres: 11.46 Total Land Value: 11,929 Market: 94,140 Agricultural: 2,929 Common: 9,000 PRINTED 11/17/2026 BY SYS