COMM AT SW COR OF NE1/4 OF NW 1/
FOR POB, NE 735.92 FT TO S R/W O
R/W 333.20 FT, SW 583.16 FT, CON

MORRISON LEAH J
136 NW PIONEER CT
LAKE CITY, FL 32055

2027

05-3S-16-01972-002

BUILDING CHARACTERISTICS

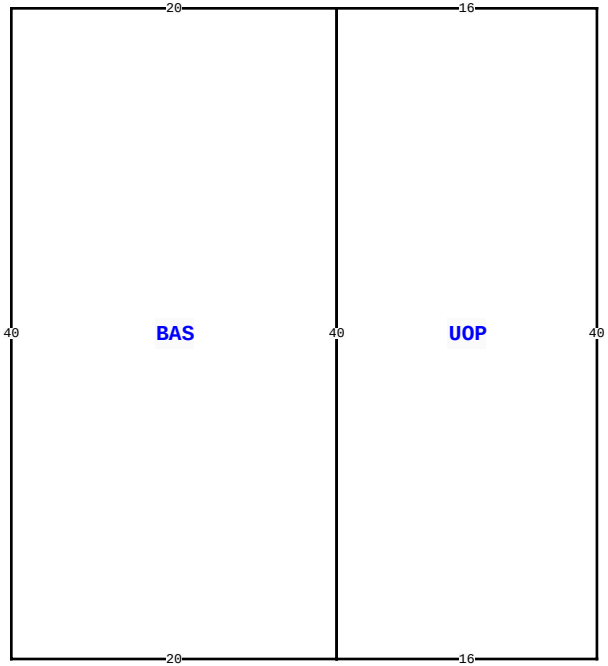
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	02	02
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	800	100		800	52,993
UOP	640	20		128	8,479
TOTALS	1,440			928	61,472

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	928	92.6432	101.91	94,572	1960	1960	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2023 Heated Area: 800 HX Base Yr



259 NW PIONEER CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026 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	0030	BARN,MT	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	4,340	
2	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	61,472
TOTAL MARKET OB/XF VALUE	4,540
TOTAL LAND VALUE - MARKET	58,600
TOTAL MARKET VALUE	77,524
SOH/AGL Deduction	0
ASSESSED VALUE	77,524
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	77,524
TOTAL JUST VALUE	124,612
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	125,728

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1365/2678	8/01/2018	LE	U	I	14	100
GRANTOR: LARRY & ESTHER SENTER						
GRANTEE: LEAH J MORRISON (RM						
1047/2637	5/27/2005	WD	Q	V		80,000
GRANTOR: PEACOCK						
GRANTEE: SENTER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 S40 E20 N40$ UOP= S40 E16 N40 W16$.

LAND DESCRIPTION

TOTAL OB/XF 4,540

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	0			0.00	0.00	1.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	10,000							
2	6200	A	PASTURE 3	0			0.00	0.00	5.40	AC		1.00	1.00	1.00	280.00	280.00	1,512							
3	9910	M	MKT.VAL.AG	0			0.00	0.00	5.40	AC		1.00	1.00	1.00	9,000.00	9,000.00	48,600							

REVIEW DATE 05/07/2018 BY KR Total Acres: 6.40 Total Land Value: 11,512 Market: 48,600 Agricultural: 1,512 Common: 10,000 PRINTED 11/17/2026 BY SYS