

PINECREST PARCEL #1 & 344.28 SF
 OF COMMON AREA DESC ORB 761-1664
 FOLLOWS: COMM AT NE COR OF BLK A

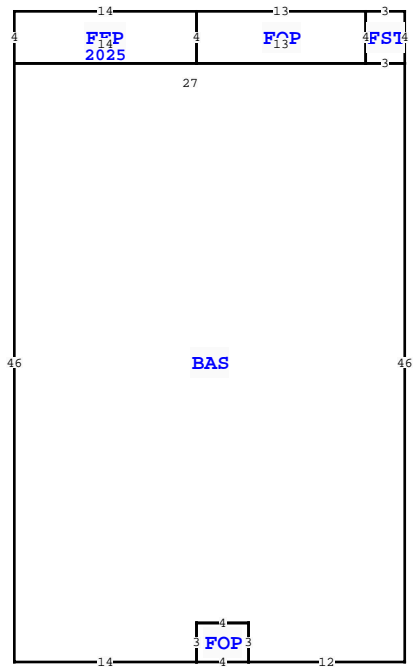
REYNOLDS MICHAEL J
 1004 S MARION AVE
 LAKE CITY, FL 32025

2026

05-4S-17-14242-001


ELEMENT		BUILDING CHARACTERISTICS	
ELEMENT	CD	CONSTRUCTION	
Exterior Wall	17	MSNRY STUC 60	
Exterior Wall	05	AVERAGE 40	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	13	LAM/VNLPLK 80	
Interior Floor	14	CARPET 20	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		2 100	
Bathrooms		2 100	
Frame	01	NONE 100	
Stories	1.	1. 100	
Architectural	05	CONV 100	
Units		0 100	
Condition Adj	03	03 100	
Kitchen Adjus	01	01 100	
Quality	05	05	
DOR CODE	0401 TOWNHOUSE		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	870317.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,368	100	
FEP	56	80	2025
FOP	12	30	
FOP	52	30	
FST	12	55	
TOTALS	1,500		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	TOWNHOUSE	100%	- 2026									
Heated Area: 1368 HX Base Yr 2026												



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			128,090
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			2,209
TOTAL MARKET VALUE			130,299
SOH/AGL Deduction			0
ASSESSED VALUE			130,299
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			78,888
TOTAL JUST VALUE			130,299
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			131,221
SALE:1:1: CONDO IN PINEWOOD S/D INCLUDES CONDO RI			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
			12/07/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1538/461	4/21/2025	QC	U	I	11	100
GRANTOR: CRAIG JAMES W						
GRANTEE: REYNOLDS MICHAEL J						
1523/104	9/06/2024	WD	Q	I	01	190,000
GRANTOR: JOHNS ALAN						
GRANTEE: CRAIG JAMES W						

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

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	DPHT FACT
1	0810	C	TOWNHOUSE1	100			0.00	0.00	1,767.00	SF		1.00

BUILDING NOTES												
1004 S MARION AVE, LAKE CITY												
BLD DATE												
XF DATE												
INC DATE												
LGL DATE												
LAND DATE												
AG DATE												
05/12/2026 MLU												

BUILDING DIMENSIONS												
BAS=[ORIG=0,0] W3 W27 S46 E14 N3 E4 S3 E12 N46 \$												
FOP=[ORIG=-3,0] N4 W13 S4 E13 \$												
FST=[ORIG=0,0] N4 W3 S4 E3 \$												
POP=[ORIG=-16,46] E4 N3 W4 S3 \$												
FEP=[YR=2025;ORIG=-16,-4] S4 W14 N4 E14 \$												

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT
1	0810	C	TOWNHOUSE1	100			0.00	0.00	1,767.00	SF		1.00