PINECREST PARCEL#2 & 198.15 SF
AREA DESC IN ORB 761-1663.

GARRETT MICKEY/GARRETT TAMARA
126 SW TARRAGON GLN
LAKE CITY, FL 32024

2026

05-4S-17-14242-002

BUILDING CHARACTERISTICS

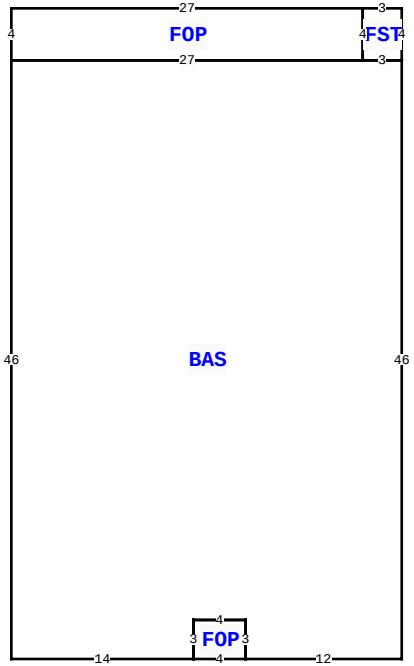
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 60
Exterior Wall	05	AVERAGE 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 40
Interior Floo	13	LAM/VNLPLK 30
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,368	100		1,368	126,861
FOP	12	30		4	371
FOP	108	30		32	2,967
FST	12	55		7	649
TOTALS	1,500			1,411	130,849

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1200	01	1,411	125.4000	127.91	180,481	1980	2000	0	0	0	27.50	72.50

1 TOWNHOUSE 0% - 2022 Heated Area: 1368 HX Base Yr



998 S MARION AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	130,849
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	2,176
TOTAL MARKET VALUE	133,025
SOH/AGL Deduction	0
ASSESSED VALUE	133,025
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	133,025
TOTAL JUST VALUE	133,025
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	134,140

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1446/1410	8/27/2021	WD	Q	I	01	138,000
GRANTOR: APPELL CANDANCE						
GRANTEE: GARRETT MICKEY						
1436/744	4/22/2021	WD	U	I	11	100
GRANTOR: ALPHA AGAPE MINISTRIE						
GRANTEE: APPELL CANDANCE						

BUILDING NOTES

BUILDING DIMENSIONS

FST= W3 FOP= W27 S4 E27 N4$ S4 BAS= W27 S46 E14 FOP= E4 N3 W4 S3$ N3 E4 S3 E12 N46 W3$E3 N4$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0810	C	TOWNHOUSE1	0			0.00	0.00	1,741.00	SF		1.00	1.00	1.00	1.25	1.25	2,176							

REVIEW DATE 11/22/2021 BY CP Total Acres: 0.04 Total Land Value: 2,176 Market: 0 Agricultural: 0 Common: 2,176 PRINTED 06/22/2026 BY SYS