PINECREST PARCEL #3 & 149.44 SF
AREA DESC IN ORB 761-1662. ALSO
COR OF BLK A PINEWOOD S/D, S 37.

THE THEOS TRUST
3811 TURNING TIDES TER
BRADENTON, FL 34208

2027

05-4S-17-14242-003

BUILDING CHARACTERISTICS

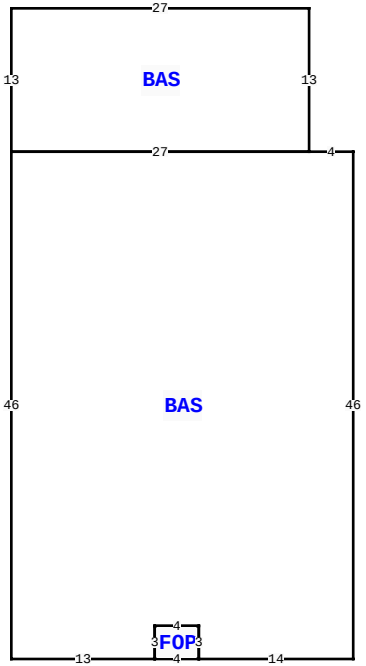
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 60
Exterior Wall	05	AVERAGE 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 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	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	351	100		351	25,859
BAS	1,414	100		1,414	104,174
FOP	12	30		4	295
TOTALS	1,777			1,769	130,328

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1200	01	1,769	107.8000	109.96	194,519	1980	1995	0	0	0	33.00	67.00

1 TOWNHOUSE 0% - 2024 Heated Area: 1765 HX Base Yr



992 S MARION AVE, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	130,328
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	2,236
TOTAL MARKET VALUE	132,564
SOH/AGL Deduction	0
ASSESSED VALUE	132,564
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	132,564
TOTAL JUST VALUE	132,564
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	132,564

PERMIT NUM	DESCRIPTION	AMT	ISSUED
046	ADDN SFR	1,500	09/22/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1499/18	4/20/2023	QC	U	I	11	100
GRANTOR: DOMINION REAL ESTATE						
GRANTEE: THE THEOS TRUST						
1462/1793	3/17/2022	WD	U	I	11	100
GRANTOR: DOMINION ESTATE LLC						
GRANTEE: DOMINION REAL ESTAT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] N46 W4 W27 S46 E13 N3 E4 S3 E14 $
BAS=[ORIG=-4,-46] N13 W27 S13 E27 $
FOP=[ORIG=-18,0] E4 N3 W4 S3 $
.

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	1,789.00	SF		1.00	1.00	1.00	1.25	1.25	2,236							

REVIEW DATE 12/20/2021 BY CP Total Acres: 0.04 Total Land Value: 2,236 Market: 0 Agricultural: 0 Common: 2,236 PRINTED 11/16/2026 BY SYS