PINECREST #6 DESC AS: COMM NE CO
A PINEWOOD S/D, W 119.32 FT, S 3
TO C/L OF BLOCK WALL, CONT S 1 F

WOODS MARGARET
142 SW CRESCENT ST
LAKE CITY, FL 32025

2026

05-4S-17-14242-006

BUILDING CHARACTERISTICS

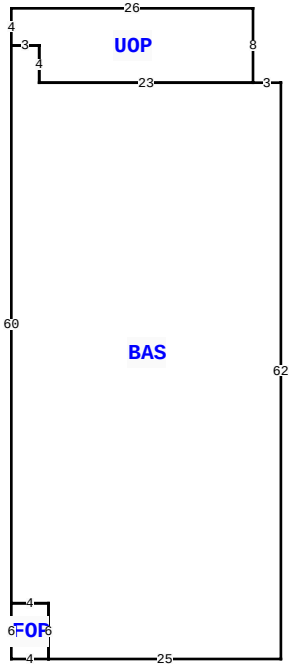
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	17	MSNRY STUC 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	13	LAM/VNLPLK 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
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	1,786	100		1,786	145,172
FOP	24	30		7	569
UOP	196	20		39	3,170
TOTALS	2,006			1,832	148,910

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1200	01	1,832	95.8734	97.79	179,151	1994	2010	0	0	0	16.88	83.12

1 TOWNHOUSE 100% - 2024 Heated Area: 1786 HX Base Yr 2024



142 SW CRESCENT ST, LAKE CITY

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

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		148,910
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		2,475
TOTAL MARKET VALUE		151,385
SOH/AGL Deduction		34,265
ASSESSED VALUE		117,120
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		65,709
TOTAL JUST VALUE		151,385
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		152,420

SALE:3:1: 4 PARCELS

SALE:2:1: REAL ESTATE BROKER & AGENT

PERMIT NUM	DESCRIPTION	AMT	ISSUED
025	SFR	49,000	02/23/1994
00198			

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1484/1995	2/15/2023	WD	Q	I	01	184,000
GRANTOR: MLGLOVE LLC						
GRANTEE: WOODS MARGARET						
1484/1983	2/15/2023	QC	U	I	11	0
GRANTOR: 142 SW LLC						
GRANTEE: MLGLOVE LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W3 UOP= N8 W26 S4 E3 S4E23$ W23 N4 W3 S60 FOP= S6 E4N6 W4$ E4 S6 E25 N62$.

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	100		00	0.00	0.00	1,980.00	SF		1.00	1.00	1.00	1.25	1.25	2,475							

REVIEW DATE 01/04/2024 BY JS Total Acres: 0.05 Total Land Value: 2,475 Market: 0 Agricultural: 0 Common: 2,475 PRINTED 06/23/2026 BY SYS