

PINECREST #7 DESC AS: COMM NE CO
 PINWOOD S/D, W 148.46 FT, S 32.
 CONT S 68 FT, W 29.12 FT TO C/L

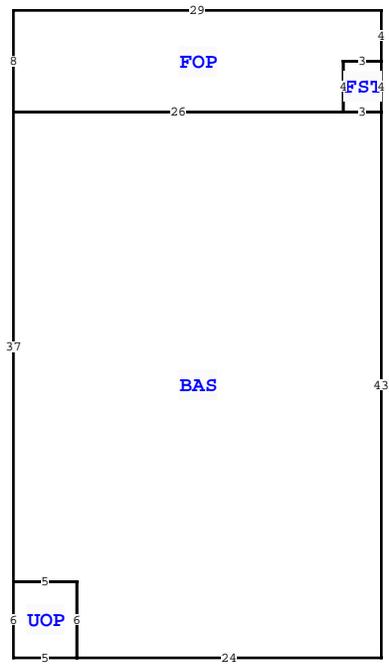
SPARKS LUCAS M
 146 SW CRESCENT ST
 LAKE CITY, FL 32025

2026

05-4S-17-14242-007

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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 Floor	13	LAM/VNLPLK 80	
Interior Floor	15	HARDTILE 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	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	1,217	100	
FOP	220	30	
FST	12	55	
UOP	30	20	
TOTALS	1,479		

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: 1217 HX Base Yr 2026												



COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	1	
VALUATION SUMMARY						
VALUATION BY		STANDARD				
Tax Group: 1		Tax Dist:				
BUILDING MARKET VALUE		120,476				
TOTAL MARKET OB/XF VALUE		0				
TOTAL LAND VALUE - MARKET		1,485				
TOTAL MARKET VALUE		121,961				
SOH/AGL Deduction		0				
ASSESSED VALUE		121,961				
TOTAL EXEMPTION VALUE		HX HB 51,411				
BASE TAXABLE VALUE		70,550				
TOTAL JUST VALUE		121,961				
NCON VALUE		0				
INCOME VALUE						
PREVIOUS YEAR MKT VALUE		102,511				
SALE: 2:1: 4 PARCELS						
SALE: 1:1: LOT #26						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1549/2256	9/18/2025	WD	Q	I	01	175,000
GRANTOR: CARRIER WILLIAM GEORG						
GRANTEE: SPARKS LUCAS M						
1439/2699	6/14/2021	WD	Q	I	01	125,000
GRANTOR: TOMLINSON LINDA E						
GRANTEE: CARRIER WILLIAM GEO						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS=[ORIG=0,0] W3 W26 S37 E5 S6 E24 N43 \$						
FOP=[ORIG=-3,0] N4 E3 N4 W29 S8 E26 \$						
UOP=[ORIG=-29,37] S6 E5 N6 W5 \$						
FST=[ORIG=0,0] N4 W3 S4 E3 \$						

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	Q	% COND	OB/XF MKT VALUE	NOTES
146 SW CRESCENT ST, LAKE CITY																
TOTAL OB/XF 0																

LAND DESCRIPTION													TOTAL OB/XF					0						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0.75	0.75	1,485							