PINECREST #7 DESC AS: COMM NE CO
PINEWOOD 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

2027

05-4S-17-14242-007

BUILDING CHARACTERISTICS

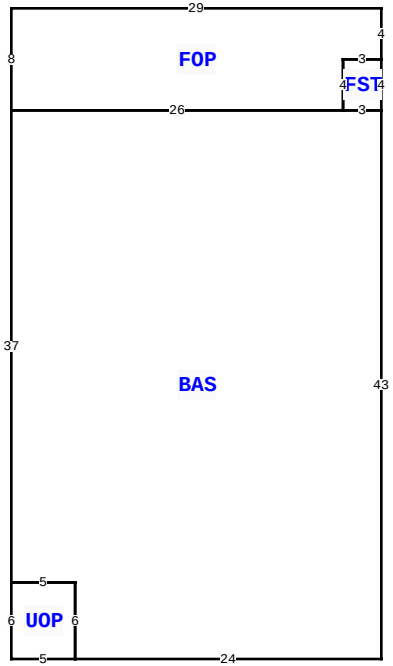
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 60
Exterior Wall	05	AVERAGE 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,217	100		1,217	110,959
FOP	220	30		66	6,018
FST	12	55		7	638
UOP	30	20		6	547
TOTALS	1,479			1,296	118,161

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1200	01	1,296	114.6000	116.89	151,489	1991	2005	0	0	0	22.00	78.00

1 TOWNHOUSE 100% - 2026 Heated Area: 1217 HX Base Yr 2026



146 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

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		118,161
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		2,475
TOTAL MARKET VALUE		120,636
SOH/AGL Deduction		0
ASSESSED VALUE		120,636
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		69,225
TOTAL JUST VALUE		120,636
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		120,636

SALE:2:1: 4 PARCELS

SALE:1:1: LOT #26

PERMIT NUM	DESCRIPTION	AMT	ISSUED
0274		7,430	05/07/2026

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 $
.

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 01/05/2026 BY TP Total Acres: 0.05 Total Land Value: 2,475 Market: 0 Agricultural: 0 Common: 2,475 PRINTED 11/16/2026 BY SYS