

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

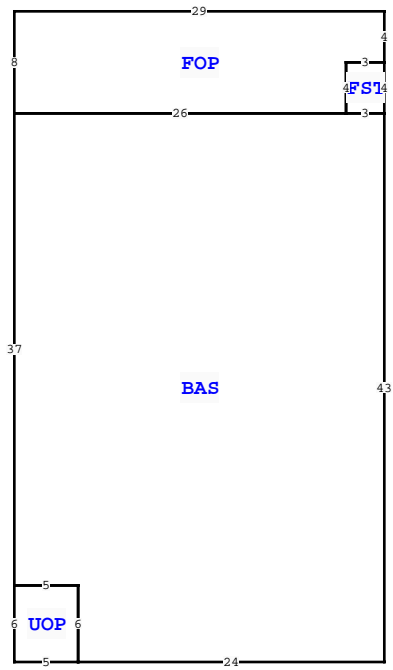
SPARKS LUCAS M
 146 SW CRESCENT ST
 LAKE CITY, FL 32025

2026

05-4S-17-14242-007


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	17	MSNRY STUC	60
Exterior Wall	05	AVERAGE	40
Roof Structure	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
Architectural	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		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		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																
TOTALS 0																

LAND DESCRIPTION												TOTAL OB/XF												
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	1.25	1.25	2,475							