PINECREST #12.
ALSO DESC AS: COMM NE COR OF BLC S/B BEING NE 1/4 OF NW 1/4, W 29

AVILA-GONZALEZ RASHEL A
168 SW CRESCENT ST
LAKE CITY, FL 32025

2026

05-4S-17-14242-012

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	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	2.	2. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0401	TOWNHOUSE

MAP NUM | MKT AREA 06

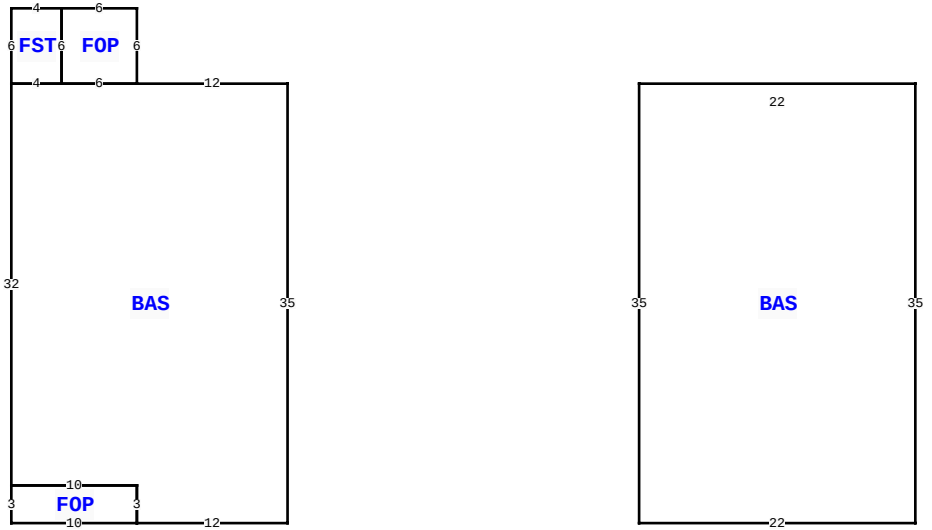
NEIGHBORHOOD/LOC 870317.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	740	100		740	63,611
BAS	770	100		770	66,190
FOP	30	30		9	774
FOP	36	30		11	945
FST	24	55		13	1,118
TOTALS	1,600			1,543	132,638

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1200	01	1,543	125.7795	128.30	197,967	1980	1995	0	0	0	33.00	67.00

1 TOWNHOUSE 0% - 2026 Heated Area: 1510 HX Base Yr



168 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	132,638
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	1,522
TOTAL MARKET VALUE	134,160
SOH/AGL Deduction	0
ASSESSED VALUE	134,160
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	134,160
TOTAL JUST VALUE	134,160
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	135,730

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1497/2108	8/16/2023	WD	Q	I	01	181,000
GRANTOR: WATSON PAMELA						
GRANTEE: AVILA-GONZALEZ RASH						
1459/1229	2/11/2022	WD	Q	I	01	140,000
GRANTOR: M & J SAMPSON LLC						
GRANTEE: WATSON PAMELA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 FOP= N6 W6 S6 E6$ W6 FST= N6 W4 S6 E4$ W4 S32 FOP= S3 E10 N3 W10$ E10 S3 E12 N35$ PTR=E50 BAS= W22 S35E22 N35$ W50$.

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	1,218.00	SF		1.00	1.00	1.00	1.25	1.25	1,522							

REVIEW DATE 10/05/2023 BY ME Total Acres: 0.03 Total Land Value: 1,522 Market: 0 Agricultural: 0 Common: 1,522 PRINTED 06/23/2026 BY SYS