PINECREST #13.
642-148, 696-720, 737-26, 786-23

LEBRECK DEBORAH S/LEBRECK RYAN D
174 SW CRESCENT ST
LAKE CITY, FL 32025

2026

05-4S-17-14242-013

BUILDING CHARACTERISTICS

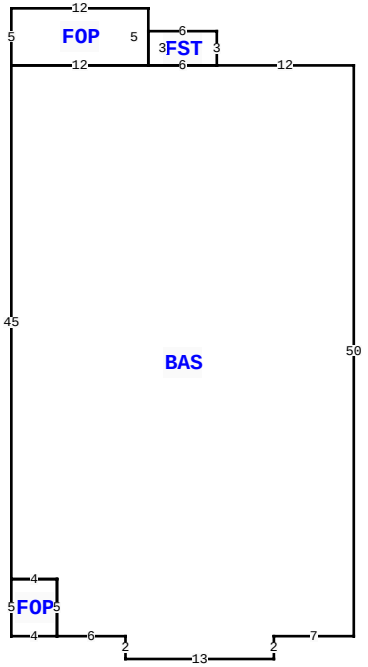
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 60
Exterior Wall	05	AVERAGE 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
Kitchen Adjus	02	02 100
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	1,506	100		1,506	134,744
FOP	20	30		6	537
FOP	60	30		18	1,611
FST	18	55		10	894
TOTALS	1,604			1,540	137,787

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1200	01	1,540	130.9250	133.54	205,652	1980	1995	0	0	0	33.00	67.00

1 TOWNHOUSE 100% - 2022 Heated Area: 1506 HX Base Yr 2022



174 SW CRESCENT ST, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 1

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		137,787
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		2,471
TOTAL MARKET VALUE		140,258
SOH/AGL Deduction		58,271
ASSESSED VALUE		81,987
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		30,576
TOTAL JUST VALUE		140,258
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		141,532

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1453/2237	11/12/2021	WD	U	I	37	155,000
GRANTOR: M&J SAMPSON, LLC						
GRANTEE: LEBRECK DEBORAH S						
1431/1659	2/26/2021	WD	Q	I	03	73,700
GRANTOR: SWEITZER CHRISTOPHER						
GRANTEE: M&J SAMPSON, LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 FST= N3 W6 S3 E6$ W6 FOP= N5 W12 S5 E12$ W12 S45
FOP= S5 E4 N5 W4$ E4 S5 E6 S2 E13 N2 E7 N50$.

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

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			0.00	0.00	1,977.00	SF		1.00	1.00	1.00	1.25	1.25	2,471							

REVIEW DATE 12/15/2021 BY CP Total Acres: 0.05 Total Land Value: 2,471 Market: 0 Agricultural: 0 Common: 2,471 PRINTED 06/23/2026 BY SYS