PINECREST # 15 ALSO DESC AS: COM
OF BLK A PINEWOOD S/D, W 383.36
FT TO C/L OF 8 INCH WALL, CONT S

LACEY RENTALS LLC
449 4TH AVE N
JACKSONVILLE BEACH, FL 32250

**2026**

**05-4S-17-14242-015**

## BUILDING CHARACTERISTICS

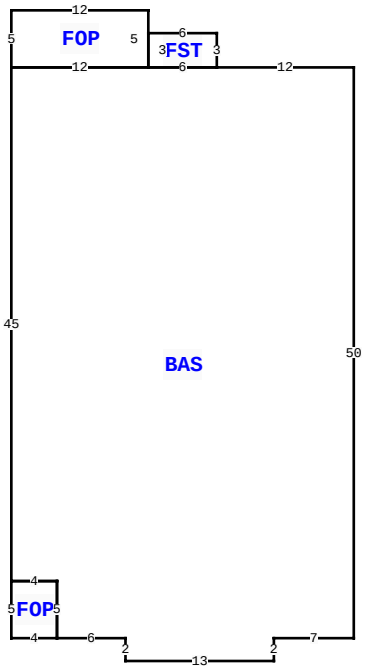
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 17 | MSNRY STUC 60 |
| Exterior Wall | 05 | AVERAGE 40 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 01 | NONE 100 |
| Stories | 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 | 1,506 | 100 | | 1,506 | 114,282 |
| FOP | 20 | 30 | | 6 | 456 |
| FOP | 60 | 30 | | 18 | 1,366 |
| FST | 18 | 55 | | 10 | 759 |
| TOTALS | 1,604 | | | 1,540 | 116,861 |

## 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 | 108.9000 | 113.26 | 174,420 | 1980 | 1995 | 0 | 0 | 0 | 33.00 | 67.00 |

1 TOWNHOUSE 0% - 2024 Heated Area: 1506 HX Base Yr




184 SW CRESCENT ST, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| 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 | 116,861 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 1,468 |
| TOTAL MARKET VALUE | 118,329 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 118,329 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 118,329 |
| TOTAL JUST VALUE | 118,329 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 117,962 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1496/1281 | 8/08/2023 | WD | Q | I | 01 | 155,000 |
| GRANTOR: THE BONITA G HADWIN R | | | | | | |
| GRANTEE: LACEY RENTALS LLC | | | | | | |
| 1314/0163 | 4/27/2016 | WD | Q | I | 01 | 77,000 |
| GRANTOR: MARY H BEATY | | | | | | |
| GRANTEE: BONITA G HADWIN & H | | | | | | |

## 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 N2E7 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 | 0 | | | 0.00 | 0.00 | 1,957.00 | SF | | 1.00 | 1.00 | 1.00 | 0.75 | 0.75 | 1,468 | | | | | | | |

REVIEW DATE 10/02/2023 BY ME Total Acres: 0.04 Total Land Value: 1,468 Market: 0 Agricultural: 0 Common: 1,468 PRINTED 05/08/2026 BY SYS