PINECREST #16. COMM AT NE COR OF
PINEWOOD S/D, BEING IN THE NE1/4
RUN W ALONG NORTH LINE OF BLOCK

RANDALL WILBUR
188 SW CRESCENT ST
LAKE CITY, FL 32025

2026

05-4S-17-14242-016

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

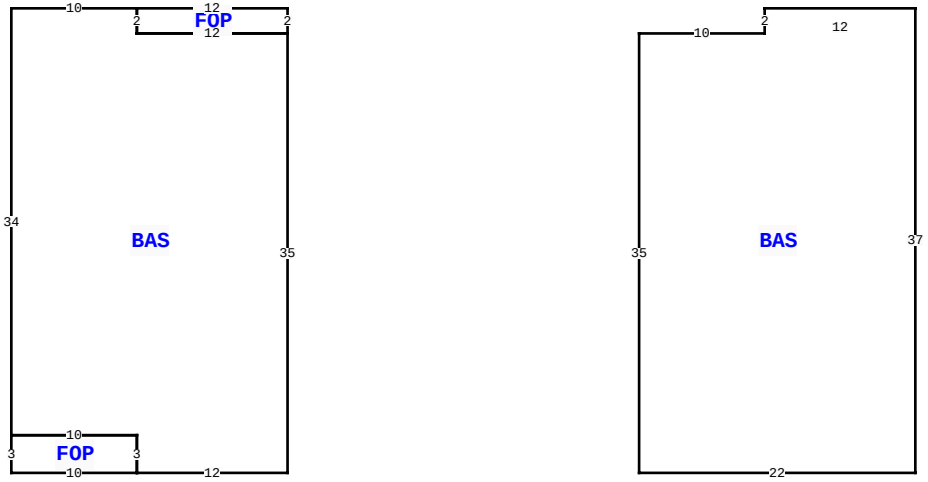
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 60
Exterior Wall	05	AVERAGE 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	2.	2. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
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	760	100		760	55,487
BAS	794	100		794	57,970
FOP	24	30		7	511
FOP	30	30		9	657
TOTALS	1,608			1,570	114,626

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1200	01	1,570	104.7816	108.97	171,083	1980	1995	0	0	0	33.00	67.00

1 TOWNHOUSE 100% - 2021 Heated Area: 1554 HX Base Yr 2021



188 SW CRESCENT ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		114,626
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		685
TOTAL MARKET VALUE		115,311
SOH/AGL Deduction		21,052
ASSESSED VALUE		94,259
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		42,848
TOTAL JUST VALUE		115,311
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		114,958

SALE:4:1: PARCEL #16 ARREDONDO CONDO

SALE:3:1: CONDO

SALE:2:1: $.70 STAMPS

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1405/1750	2/01/2020	WD	Q	I	01	90,000
GRANTOR: SANDRA L BRISTO						
GRANTEE: WILBUR RANDALL						
1250/0068	2/22/2013	WD	Q	I	01	84,500
GRANTOR: HELEN B REAL & LINDA						
GRANTEE: SANDRA L BRISTO						

BUILDING NOTES

BUILDING DIMENSIONS

FOP= W12 BAS= W10 S34 FOP= S3 E10N3 W10$ E10 S3 E12 N35 W12 N2 $ S2 E12N2$ PTR=E50 BAS= W12 S2 W10 S35 E22 N37$ W50$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	913.00	SF		1.00	1.00	1.00	0.75	0.75	685							

REVIEW DATE 10/12/2016 BY DF Total Acres: 0.02 Total Land Value: 685 Market: 0 Agricultural: 0 Common: 685 PRINTED 05/08/2026 BY SYS