

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

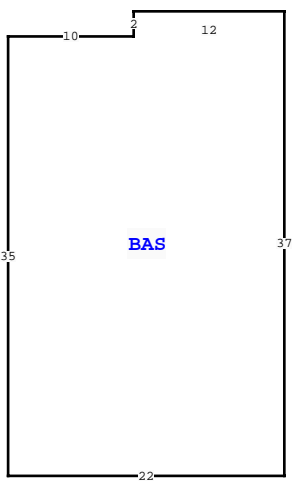
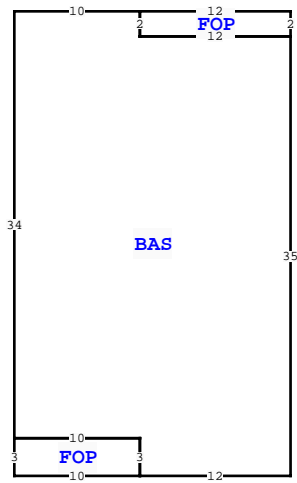
RANDALL WILBUR
 188 SW CRESCENT ST
 LAKE CITY, FL 32025

2026

05-4S-17-14242-016


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 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	
Architectural Units	05	CONV 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
BAS	760	100	
BAS	794	100	
FOP	24	30	
FOP	30	30	
TOTALS	1,608		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	TOWNHOUSE	100%	- 2021								
				Heated Area: 1554			HX Base Yr 2021				



COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	1	
VALUATION SUMMARY						
VALUATION BY	STANDARD					
Tax Group: 1	Tax Dist:					
BUILDING MARKET VALUE	112,427					
TOTAL MARKET OB/XF VALUE	0					
TOTAL LAND VALUE - MARKET	1,141					
TOTAL MARKET VALUE	113,568					
SOH/AGL Deduction	19,309					
ASSESSED VALUE	94,259					
TOTAL EXEMPTION VALUE	51,411			HX HB		
BASE TAXABLE VALUE	42,848					
TOTAL JUST VALUE	113,568					
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												BLD DATE		LGL DATE		LAND DATE		AG DATE	
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			
188 SW CRESCENT ST, LAKE CITY														05/12/2026					MLU

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	913.00	SF		1.00	1.00	1.00	1.25	1.25	1,141							