

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

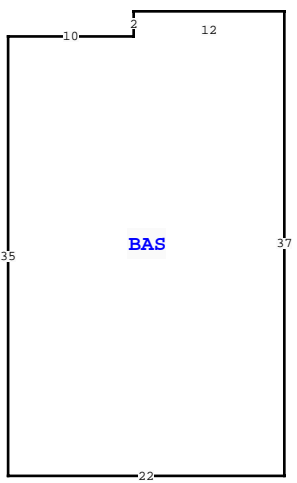
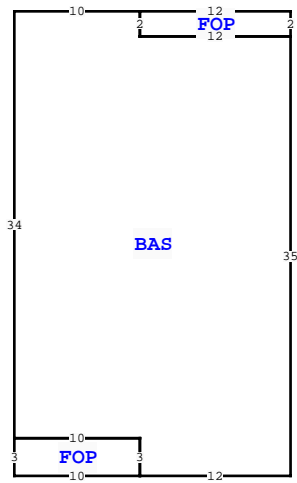
RANDALL WILBUR
 188 SW CRESCENT ST
 LAKE CITY, FL 32025

2026

05-4S-17-14242-016


BUILDING CHARACTERISTICS					
ELEMENT	CD CONSTRUCTION				
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	760	100		760	54,423
BAS	794	100		794	56,858
FOP	24	30		7	501
FOP	30	30		9	645
TOTALS	1,608			1,570	112,427

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		167,802	1980	1995	0	0	33.00	67.00
				Heated Area: 1554			HX Base Yr 2021				



COLUMBIA COUNTY PROPERTY				
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	685			
TOTAL MARKET VALUE	113,112			
SOH/AGL Deduction	18,853			
ASSESSED VALUE	94,259			
TOTAL EXEMPTION VALUE	51,411			
BASE TAXABLE VALUE	42,848			
TOTAL JUST VALUE	113,112			
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 / V / I / RSN CD	SALE PRICE
1405/1750	2/01/2020	WD Q	Q I 01	90,000
GRANTOR: SANDRA L BRISTO				
GRANTEE: WILBUR RANDALL				
1250/0068	2/22/2013	WD Q	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
188 SW CRESCENT ST, LAKE CITY																
TOTAL OB/XF 0																

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	0.75	0.75	685							