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

2027

05-4S-17-14242-016

BUILDING CHARACTERISTICS

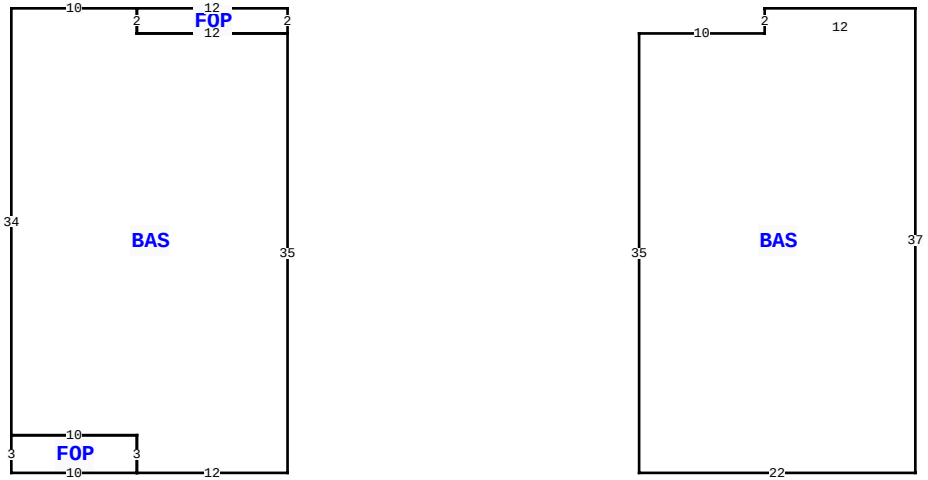
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 60
Exterior Wall	05	AVERAGE 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	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	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
1200	01	1,570	104.7816	106.88	167,802	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	05/12/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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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		16,481
ASSESSED VALUE		97,087
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		45,676
TOTAL JUST VALUE		113,568
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		113,568

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

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		00	0.00	0.00	913.00	SF		1.00	1.00	1.00	1.25	1.25	1,141							

REVIEW DATE 10/12/2016 BY DF Total Acres: 0.02 Total Land Value: 1,141 Market: 0 Agricultural: 0 Common: 1,141 PRINTED 11/17/2026 BY SYS