PINECREST #17.

625-444, 636-447, 721-712, 752-8

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

**2027**

**05-4S-17-14242-017**

## BUILDING CHARACTERISTICS

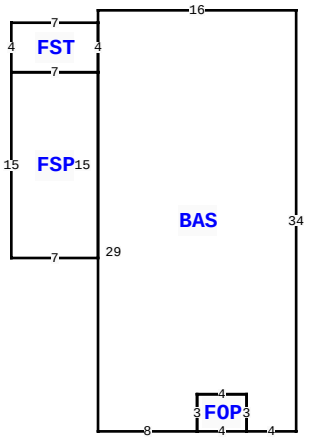
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 17 | MSNRY STUC 60 |
| Exterior Wall | 05 | AVERAGE 40 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 1 100 |
| Frame | 01 | NONE 100 |
| Stories | 2. | 2. 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/ |

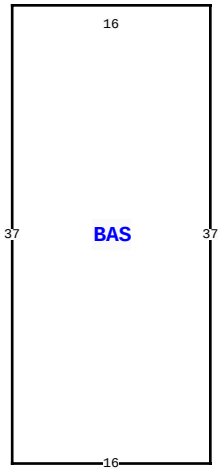
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 532 | 100 | | 532 | 41,664 |
| BAS | 592 | 100 | | 592 | 46,363 |
| FOP | 12 | 30 | | 4 | 314 |
| FSP | 105 | 40 | | 42 | 3,289 |
| FST | 28 | 55 | | 15 | 1,175 |
| TOTALS | 1,269 | | | 1,185 | 92,805 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1200 | 01 | 1,185 | 114.5970 | 116.89 | 138,515 | 1980 | 1995 | 0 | 0 | 0 | 33.00 | 67.00 |

1 TOWNHOUSE 0% - 2022 Heated Area: 1124 HX Base Yr




192 SW CRESCENT ST, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/12/2026 MLU |
| 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 | 92,805 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 784 |
| TOTAL MARKET VALUE | 93,589 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 93,589 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 93,589 |
| TOTAL JUST VALUE | 93,589 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 93,589 |

SALE:3:1: CONDO

SALE:2:1: PARCEL #17 PINECREST CONDO

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
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## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1442/27 | 7/01/2021 | WD | Q | I | 01 | 85,000 |
| GRANTOR: O'NEAL JOHN G | | | | | | |
| GRANTEE: LACEY RENTALS LLC | | | | | | |
| 0821/2088 | 5/09/1996 | WD | Q | I | | 50,000 |
| GRANTOR: VICTORIA LANG, TRUSTE | | | | | | |
| GRANTEE: JOHN G O'NEAL | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W16 S1 FST= W7 S4 E7 N4$ S4 FSP= W7 S15 E7 N15$ S29E8 FOP= E4 N3 W4 S3 $ N3 E4 S3E4 N34$ PTR=E50 BAS= W16 S37E16 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
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## 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 | 627.00 | SF | | 1.00 | 1.00 | 1.00 | 1.25 | 1.25 | 784 | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | |
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REVIEW DATE 10/12/2016 BY DF Total Acres: 0.01 Total Land Value: 784 Market: 0 Agricultural: 0 Common: 784 PRINTED 11/17/2026 BY SYS