PINECREST PARCEL#20 DESC AS:
COMM NE COR OF BLK A PINEWOOD S/
S 97.52 FT TO C/L OF BLOCK WALL

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

2026

05-4S-17-14242-020

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

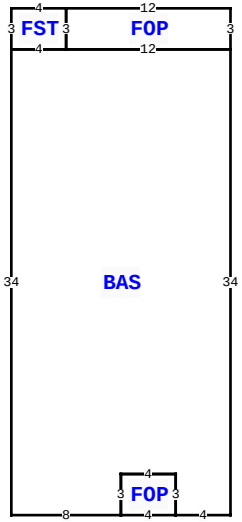
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 60
Exterior Wall	05	AVERAGE 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
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/

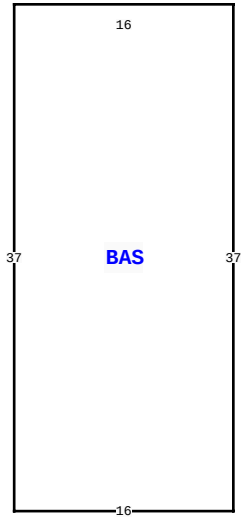
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	532	100		532	44,388
BAS	592	100		592	49,394
FOP	12	30		4	334
FOP	36	30		11	918
FST	12	55		7	584
TOTALS	1,184			1,146	95,616

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1200	01	1,146	119.7378	124.53	142,711	1980	1995	0	0	0	33.00	67.00

1 TOWNHOUSE 0% - 2021 Heated Area: 1124 HX Base Yr





198 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	95,616
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	456
TOTAL MARKET VALUE	96,072
SOH/AGL Deduction	0
ASSESSED VALUE	96,072
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	96,072
TOTAL JUST VALUE	96,072
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	95,769

SALE:1:1: CONDO - AMENITIES INCLUDED IN SALE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045251	Roof Replacement	4,805	08/22/2022
953	MAINT/ALTR	50	07/29/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1417/2011	8/20/2020	WD	Q	I	01	83,000
GRANTOR: CALEB J MARTIN						
GRANTEE: LACEY RENTALS LLC						
1337/1988	5/25/2017	WD	Q	I	01	65,500
GRANTOR: NORBIE S RONSONET & K						
GRANTEE: CALEB J MARTIN						

BUILDING NOTES

BUILDING DIMENSIONS

FOP= W12 FST= W4 S3 E4 N3$ S3 BAS= W4 S34 E8 FOP= E4 N3W4 S3$ N3 E4 S3 E4 N34 W12$ E12 N3$ PTR=E50 BAS= W16 S37 E16 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	0			0.00	0.00	608.00	SF		1.00	1.00	1.00	0.75	0.75	456							

REVIEW DATE 11/21/2022 BY JS Total Acres: 0.01 Total Land Value: 456 Market: 0 Agricultural: 0 Common: 456 PRINTED 05/08/2026 BY SYS