

LOT 2 PINE FOREST S/D.
804-975, 825-012, DC 1496-2505,

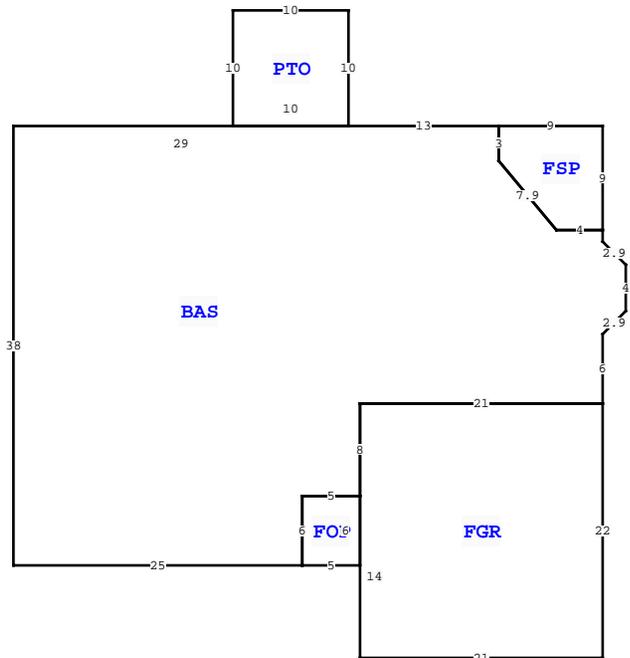
PREVATT DONALD EUGENE/PREVATT NANCY ELAINE
144 SW PINE FOREST CT
LAKE CITY, FL 32024

2026

09-4S-16-02829-052

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,854	118.0080	134.53	249,419	1996	2015	0	0	0	10.75	89.25
1 SINGLE FAM			100% - 2025	Heated Area: 1560				HX Base Yr 2025				



MAP NUM	MKT AREA				
		06			
NEIGHBORHOOD/LOC 9416.0200 1.00/					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,560	100		1,560	187,306
FGR	462	55		254	30,498
FOP	30	30		9	1,081
FSP	66	40		26	3,122
PTO	100	5		5	601
TOTALS	2,218			1,854	222,606

144 SW PINE FOREST CT, LAKE CITY

BLD DATE	LGL DATE	
XF DATE	LAND DATE	04/21/2023 MLU
INC DATE	AG DATE	

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
1	0166	CONC, PAVMT	0	100	0	0	1,303.00	UT	1.50	1.50	100	1996	1996	3	100	1,955	
2	0166	CONC, PAVMT	0	100	20	20	400.00	UT	2.00	2.00	70	1996	1996	3	70	560	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	2,500.00	2,500.00	100	2024	2023		100	2,500	
4	0030	BARN, MT	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2024	2023		100	6,000	
5	0296	SHED METAL	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2024	2023		100	1,500	
6	0296	SHED METAL	0	100	0	0	1.00	UT	2,500.00	2,500.00	100	2024	2023		100	2,500	
7	0070	CARPORT UF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2024	2023		100	1,200	

TOTAL OB/XF 16,215

LAND DESCRIPTION																								
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	0100	C	SFR	100		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY					
VALUATION BY			STANDARD		
Tax Group: 3		Tax Dist:			
BUILDING MARKET VALUE			222,606		
TOTAL MARKET OB/XF VALUE			16,215		
TOTAL LAND VALUE - MARKET			18,500		
TOTAL MARKET VALUE			257,321		
SOH/AGL Deduction			142,648		
ASSESSED VALUE			114,673		
TOTAL EXEMPTION VALUE			HX HB 51,411		
BASE TAXABLE VALUE			63,262		
TOTAL JUST VALUE			257,321		
NCON VALUE			0		
INCOME VALUE					
PREVIOUS YEAR MKT VALUE			256,038		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055029	Storage Building	22,669	02/17/2026
000054997	Right-of-Way Acce		02/11/2026
39498	REMODEL	0	03/20/2020
10822	SFR	265	02/29/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1524/1266	9/24/2024	WD	Q	I	01	339,000
GRANTOR: SMITH RAWLEIGH D						
GRANTEE: PREVATT DONALD EUGE						
1502/468	10/25/2023	WD	Q	I	01	269,900
GRANTOR: LONGO LYNN B						
GRANTEE: SMITH RAWLEIGH D						

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS= W13 PTO= N10 W10 S10 E10\$ W29 S38 E25 FOP= E5 N6 W5 S6\$ N6 E5 FGR= S14 E21 N22W21 S8\$ N8 E21 N6 R2 U2 N4 U2 L2 N1 FSP= N9 W9 S3 D6 R5 E4\$ W4 L5 U6 N3\$.												