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

2027

09-4S-16-02829-052

BUILDING CHARACTERISTICS

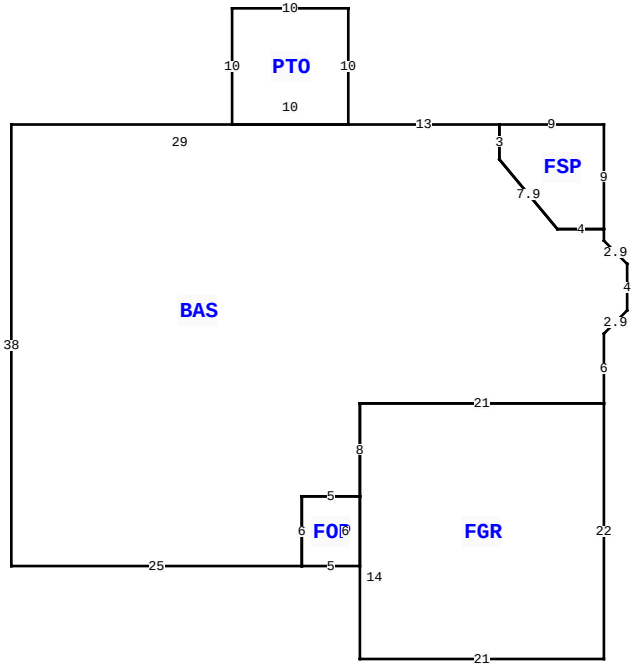
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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
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	180,735
FGR	462	55		254	29,428
FOP	30	30		9	1,042
FSP	66	40		26	3,012
PTO	100	5		5	579
TOTALS	2,218			1,854	214,796

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	129.81	240,668	1996	2015	0	0	0	10.75	89.25

1 SINGLE FAM 100% - 2025 Heated Area: 1560 HX Base Yr 2025



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

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
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	
8	0030	BARN,MT	0	100	24	30	720.00	UT	5.00	5.00	100	2027	2026		100	3,600	
9	0251	LEAN TO W/	0	100	12	30	360.00	UT	7.50	7.50	100	2027	2026		100	2,700	

LAND DESCRIPTION

TOTAL OB/XF 22,515

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	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							

REVIEW DATE 06/17/2026 BY TW Total Acres: 1.01 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		214,796
TOTAL MARKET OB/XF VALUE		22,515
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		255,811
SOH/AGL Deduction		131,398
ASSESSED VALUE		124,413
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		73,002
TOTAL JUST VALUE		255,811
NCON VALUE		6,300
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		253,416

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055712	Screen Enclosure	11,772	05/19/2026
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$.