LOT 4 PINE FOREST S/D.

ORB 804-975, 846-596,

SEAMAN GROVER A/SEAMAN ERNESTINE I
200 SW PINE FOREST CT
LAKE CITY, FL 32024

2027

09-4S-16-02829-054

BUILDING CHARACTERISTICS

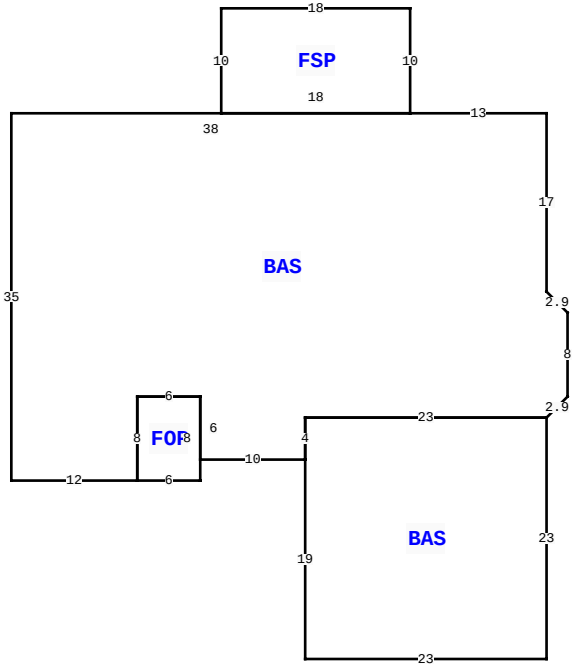
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	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	529	100		529	47,103
BAS	1,599	100		1,599	142,379
FOP	48	30		14	1,246
FSP	180	40		72	6,411
TOTALS	2,356			2,214	197,140

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,214	112.4230	123.67	273,805	1997	1997	0	0	0	28.00	72.00

1 SINGLE FAM 100% - 1998 Heated Area: 2128 HX Base Yr 1998



200 SW PINE FOREST CT, LAKE CITY

BLD DATE		LGL DATE	04/21/2023 MLU
XF DATE		LAND DATE	
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	1,655.00	UT	1.50	1.50	100	1997	1997	3	100	2,483	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	600	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	600	
4	0030	BARN,MT	0	100	20	24	480.00	UT	12.00	12.00	100	2007	2007	3	100	5,760	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	2,500	
6	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	500	
7	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2023	2022		80	4,800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	197,140
TOTAL MARKET OB/XF VALUE	17,243
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	232,883
SOH/AGL Deduction	60,540
ASSESSED VALUE	172,343
TOTAL EXEMPTION VALUE	98 HX HB 172,343
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	232,883
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	236,454

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055456	Remodel	6,770	04/10/2026
000046232	Roof Replacement	16,836	01/10/2023
000045320	Electrical Servic	0	08/29/2022
000044747	Remodel	42,090	06/22/2022
12643	SFR	255	06/12/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0846/0596	9/23/1997	WD	Q	I		91,900

GRANTOR: CRAPPS & CASTAGNA

GRANTEE: SEAMAN

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 FSP= N10 W18 S10 E18$ W38 S35 E12 FOP= E6 N8 W6 S8$ N8 E6 S6 E10 BAS= S19 E23 N23 W23 S4$ N4 E23 R2 U2 N8 U2 L2 N17$.

LAND DESCRIPTION

TOTAL OB/XF 17,243

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 01/25/2024 BY KS Total Acres: 1.01 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS