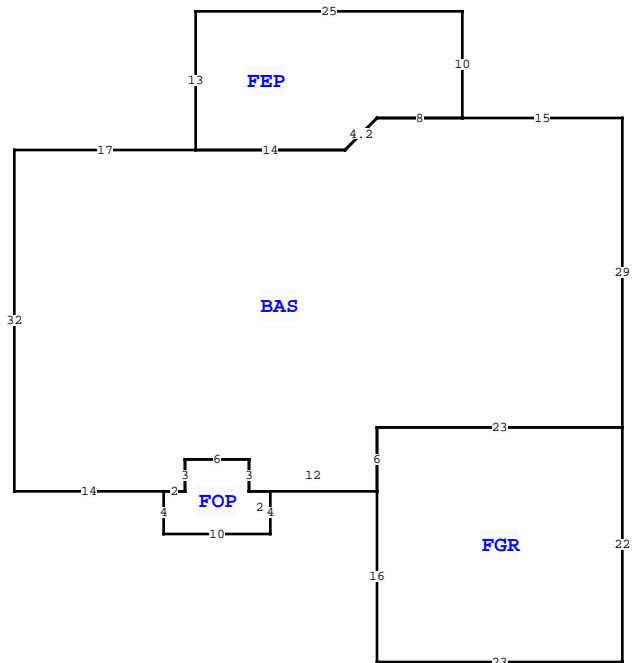


BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	19	COMMON BRK	90		
Exterior Wall	05	AVERAGE	10		
Roof Structure	08	IRREGULAR	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	14	CARPET	60		
Interior Floor	15	HARDTILE	40		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		3	100		
Bathrooms		2	100		
Frame	01	NONE	100		
Stories	1.	1.	100		
Architectural	05	CONV	100		
Units		0	100		
Condition Adj	03	03	100		
Kitchen Adjus	01	01	100		
Quality	06	06			
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	1,742	100		1,742	174,465
FEP	297	80		238	23,837
FGR	506	55		278	27,842
FOP	58	30		17	1,702
TOTALS	2,603			2,275	227,846

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2026								
Heated Area: 1742						HX Base Yr 2026					



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			
Tax Group: 3			STANDARD
Tax Dist:			
BUILDING MARKET VALUE			
			227,846
TOTAL MARKET OB/XF VALUE			
			6,240
TOTAL LAND VALUE - MARKET			
			18,500
TOTAL MARKET VALUE			
			252,586
SOH/AGL Deduction			
			0
ASSESSED VALUE			
			252,586
TOTAL EXEMPTION VALUE			
HX HB			51,411
BASE TAXABLE VALUE			
			201,175
TOTAL JUST VALUE			
			252,586
NCON VALUE			
			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			
			255,754

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043024	Roof Replacement	16,201	10/25/2021
24085	ADDN SFR	175	01/27/2006
13468	SFR	265	01/05/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1539/902	4/30/2025	WD	U	I	11	100
GRANTOR: ADAMS ALPHONSO						
GRANTEE: BELL LEORICK D						
1539/607	4/30/2025	WD	Q	I	01	310,000
GRANTOR: ADAMS ALFONSO						
GRANTEE: BELL LEORICK D						

EXTRA FEATURES																
L	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	UT	2.00	2.00	100	1999	1999	3	100	3,240	
2	0296	SHED METAL	0	100	0	0	UT	0.00	0.00	100	2019	2019	3	100	3,000	
TOTALS												2,603		2,275	227,846	

226 SW PINE FOREST CT, LAKE CITY

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

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W17 S32 E14 FOP= S4 E10 N4 W2 N3 W6 S3 W2\$ E2 N3 E6 S3 E12 FGR= S16 E23 N22 W23 S6\$ N6 E23 N29 W15 FEP= N10 W25 S13 E14 U3 R3 E8\$ W8 L3 D3 W14\$.											

LAND DESCRIPTION												TOTAL OB/XF													
L	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R	D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	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							