LOT 5 PINE FOREST S/D.
804-975, 891-125, WD 1062-808, W

BELL LEORICK D/BELL NIERA
226 SW PINE FOREST CT
LAKE CITY, FL 32024

2026

09-4S-16-02829-055

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

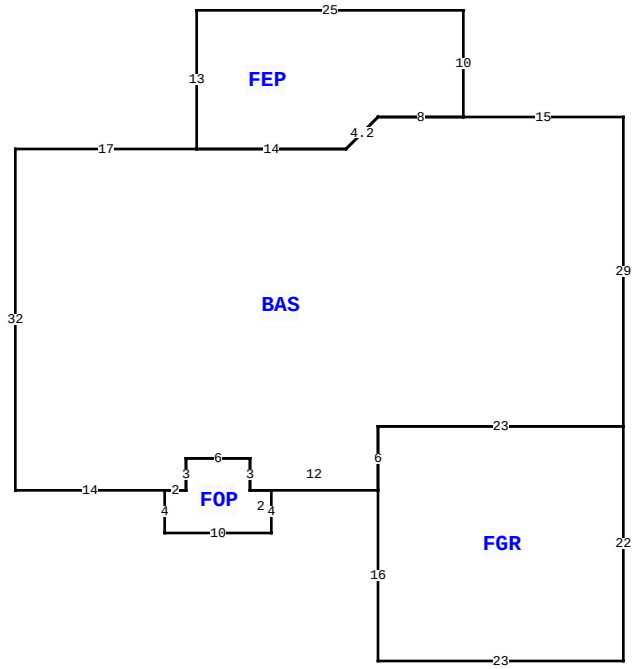
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	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	177,583
FEP	297	80		238	24,262
FGR	506	55		278	28,340
FOP	58	30		17	1,733
TOTALS	2,603			2,275	231,918

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,275	121.9144	138.98	316,180	1999	1999	0	0	0	26.65	73.35

1 SINGLE FAM 100% - 2026 Heated Area: 1742 HX Base Yr 2026



226 SW PINE FOREST CT, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		231,918
TOTAL MARKET OB/XF VALUE		6,240
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		256,658
SOH/AGL Deduction		0
ASSESSED VALUE		256,658
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		205,247
TOTAL JUST VALUE		256,658
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						

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$.

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	1,620.00	UT	2.00	2.00	100	1999	1999	3	100	3,240	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 6,240

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 07/23/2025 BY TP Total Acres: 1.01 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 05/08/2026 BY SYS