LOT 7 PINE FOREST S/D.

ORB 804-975, 901-1277, WD 1368-2

SCHRAUD JENNIFER/JOHNSON CHRISTOPHER
276 SW PINE FOREST CT
LAKE CITY, FL 32024

2027

09-4S-16-02829-057

BUILDING CHARACTERISTICS

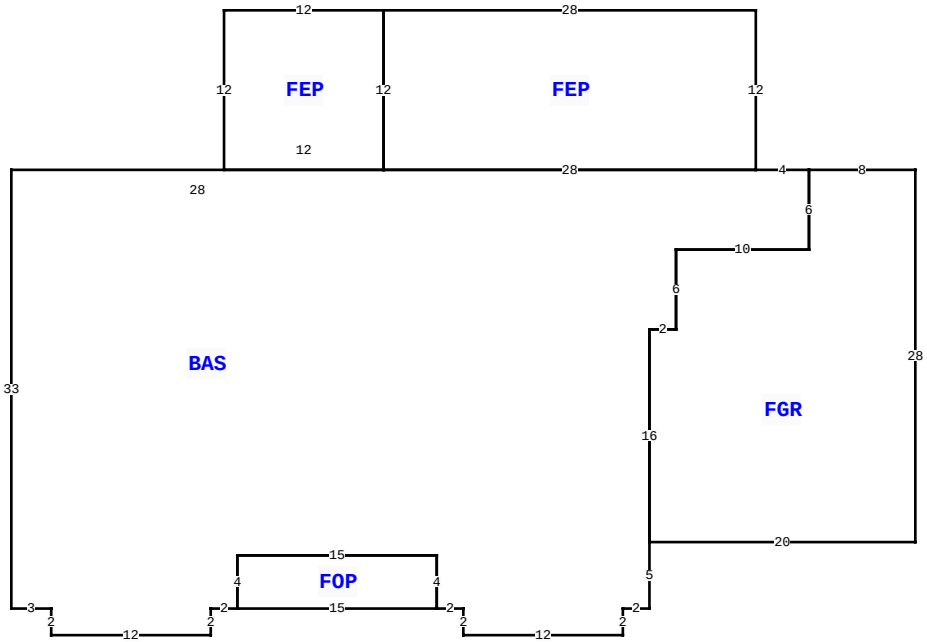
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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	1,656	100		1,656	157,703
FEP	144	80		115	10,952
FEP	336	80		269	25,618
FGR	476	55		262	24,951
FOP	60	30		18	1,714
TOTALS	2,672			2,320	220,937

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,320	118.4040	130.24	302,157	2000	2000	0	0	0	26.88	73.12

1 SINGLE FAM 100% - 2019 Heated Area: 1656 HX Base Yr 2019



276 SW PINE FOREST CT, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		220,937
TOTAL MARKET OB/XF VALUE		32,515
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		271,952
SOH/AGL Deduction		60,189
ASSESSED VALUE		211,763
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		160,352
TOTAL JUST VALUE		271,952
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		275,972

LAND:1:1: 1.01 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047771	Storage Building	17,000	07/27/2023
000043805	Roof Replacement	13,500	03/01/2022
19321	POOL	85	03/15/2002
16242	SFR	250	11/05/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1368/2652	9/17/2018	WD	Q	I	01	190,000
GRANTOR: LAURA HOOD & CHRISTIN						
GRANTEE: JENNIFER SCHRUAD &						
0901/1277	4/28/2000	WD	Q	I		94,900
GRANTOR: D CRAPPS & J CASTAGNA						
GRANTEE: LAURA HOOD & CHRIST						

BUILDING NOTES

BUILDING DIMENSIONS

FEP= N12 W28 S12 E28$ BAS= W28 FEP= N12W12 S12 E12$ W28 S33 E3 S2 E12N2 E2 FOP= E15 N4 W15 S4$ N4 E15 S4 E2 S2 E12 N2 E2 N5 FGR= E20 N28 W8 S6 W10 S6 W2 S16$ N16 E2 N6 E10 N6 W4$.

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	1,367.00	UT	1.50	1.50	100	2000	2000	3	100	2,051	
2	0280	POOL R/CON	0	100	14	28	392.00	UT	70.00	70.00	100	2002	2002	3	40	10,976	
3	0166	CONC,PAVMT	0	100	0	0	694.00	UT	2.00	2.00	100	2002	2002	3	100	1,388	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	2,500	
5	0030	BARN,MT	0	100	20	40	800.00	UT	15.00	15.00	100	2024	2023		100	12,000	
6	0251	LEAN TO W/	0	100	12	40	480.00	UT	7.50	7.50	100	2024	2023		100	3,600	

LAND DESCRIPTION

TOTAL OB/XF 32,515

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 08/22/2023 BY RP Total Acres: 0.99 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS