

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LAM/VNLPLK 50
Interior Floor	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
BAS	1,656	100
FEP	144	80
FEP	336	80
FGR	476	55
FOP	60	30
TOTALS	2,672	

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100% - 2019									
Heated Area: 1656 HX Base Yr 2019											
TOTALS	2,672		2,320	228,978							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	228,978		
TOTAL MARKET OB/XF VALUE	32,515		
TOTAL LAND VALUE - MARKET	18,500		
TOTAL MARKET VALUE	279,993		
SOH/AGL Deduction	74,398		
ASSESSED VALUE	205,595		
TOTAL EXEMPTION VALUE	HX HB 51,411		
BASE TAXABLE VALUE	154,184		
TOTAL JUST VALUE	279,993		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	279,295		
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 / I	V / I	RSN CD	SALE PRICE
1368/2652	9/17/2018	WD Q	Q	I	01	190,000
GRANTOR: LAURA HOOD & CHRISTIN						
GRANTEE: JENNIFER SCHRAUD &						
0901/1277	4/28/2000	WD Q	Q	I		94,900
GRANTOR: D CRAPPS & J CASTAGNA						
GRANTEE: LAURA HOOD & CHRIST						

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,656	100		1,656	163,443
FEP	144	80		115	11,350
FEP	336	80		269	26,550
FGR	476	55		262	25,859
FOP	60	30		18	1,777
TOTALS	2,672			2,320	228,978

276 SW PINE FOREST CT, LAKE CITY

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

EXTRA FEATURES																
L N	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	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

BUILDING NOTES													
<p>BUILDING DIMENSIONS</p> <p>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\$.</p>													

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