N1/2 OF W1/2 OF E1/2 OF NW1/4 OF
(AKA N1/2 PRCL C FEAGLE PROP UNR

WOOLSLAYER MAX LAURENCE/JAGNOW KRISTINE ELAINE
206 SE PITTMAN CT
LAKE CITY, FL 32025

2027

11-5S-17-09208-003

BUILDING CHARACTERISTICS

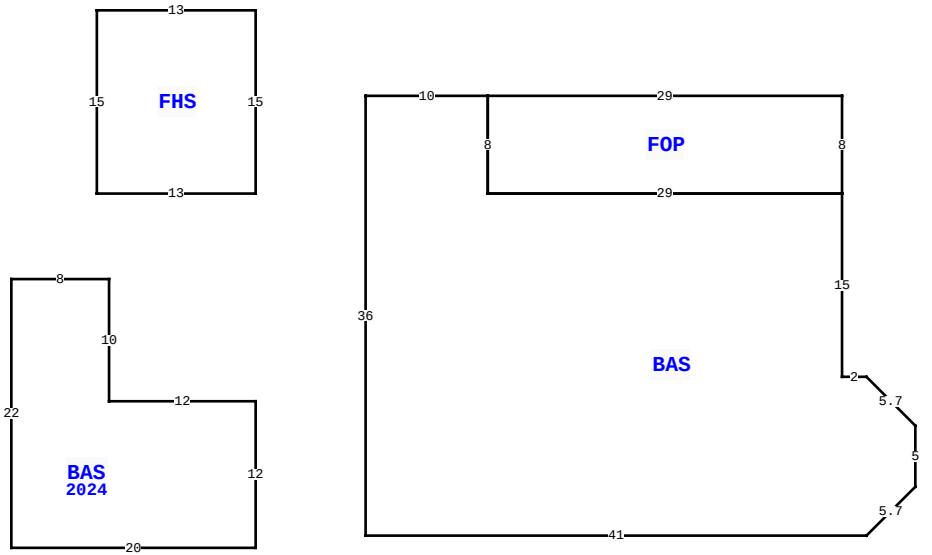
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	11517.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,234	100		1,234	160,004
BAS	320	100	2024	320	41,492
FHS	195	60		117	15,170
FOP	232	30		70	9,077
TOTALS	1,981			1,741	225,743

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,741	130.9770	144.07	250,826	2004	2015	0	0	0	10.00	90.00

2 SINGLE FAM 0% - 2024 Heated Area: 1749 HX Base Yr



206 SE PITTMAN CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	225,743
TOTAL MARKET OB/XF VALUE	52,148
TOTAL LAND VALUE - MARKET	65,780
TOTAL MARKET VALUE	343,671
SOH/AGL Deduction	0
ASSESSED VALUE	343,671
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	343,671
TOTAL JUST VALUE	343,671
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	347,776

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041354	Roof Replacement	5,500	02/19/2021
21859	SFR	421	05/12/2004
17781	GARAGE	55	12/28/2000
14121	STORAGE	30	06/12/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1501/1152	10/18/2023	WD	Q	I	01	415,000
GRANTOR: CORMIER DENISE						
GRANTEE: WOOLSLAYER MAX LAUR						
1400/2124	12/06/2019	WD	Q	I	01	225,000
GRANTOR: RUTH I HAMEL & ALFRED						
GRANTEE: DENISE CORMIER & DA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W10 S36 E41 U4R4 N5 U4L4 W2 N15 W29 N8 $
FOP=[ORIG=29,8] N8 W29 S8 E29 $
FHS=[ORIG=-19,8] W13 N15 E13 S15 $
BAS=[YR=2024;ORIG=-19,25] W12 N10 W8 S22 E20 N12 $
.

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	0200	GARAGE F	0	0	0	0	1,056.00	UT	24.00	24.00	100	2001	2001	3	100	25,344	
2	0264	PRCH,FSP	0	0	16	16	256.00	UT	20.00	20.00	100	2012	2012	3	100	5,120	
3	0060	CARPORT F	0	0	0	0	440.00	UT	5.50	5.50	100	2018	2018	3	100	2,420	
4	0294	SHED WOOD/	0	0	8	6	1.00	UT	800.00	800.00	100	2024	2023		100	800	
5	0294	SHED WOOD/	0	0	28	24	672.00	UT	12.00	12.00	100	2024	2023		100	8,064	
6	0200	GARAGE F	0	0	26	20	520.00	UT	20.00	20.00	100	2024	2023		100	10,400	

LAND DESCRIPTION

TOTAL OB/XF 52,148

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	0		A-1	0.00	0.00	5.06	AC		1.00	1.00	1.00	13,000.00	13,000.00	65,780							

REVIEW DATE 12/11/2023 BY ME Total Acres: 5.06 Total Land Value: 65,780 Market: 0 Agricultural: 0 Common: 65,780 PRINTED 11/16/2026 BY SYS