COMM NW COR OF N1/2 OF NE1/4
SE1/4, S 300 FT FOR POB, NE
331.41 FT TO W R/W OF HWY 41,

CORBETT ELAINE
5904 PINECREST RD
LIVE OAK, FL 32060

2027

13-3S-16-02106-003

BUILDING CHARACTERISTICS

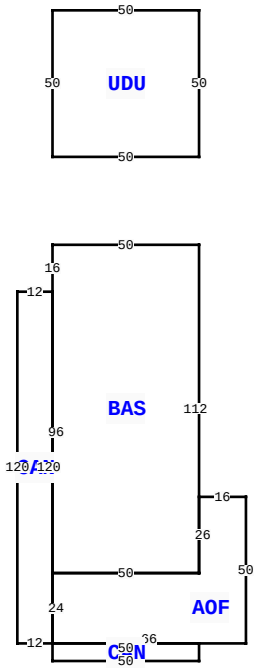
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		4 100
Frame	05	STEEL 100
Story Height		14 100
RMS		6 100
Stories	1.	1. 100
Units		0 100
Condition Adj	02	02 100
Quality	04	04
DOR CODE	4800	WAREHOSE/DISTRB
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	13316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	2,000	110		2,200	29,608
BAS	5,600	100		5,600	75,365
CAN	300	30		90	1,211
CAN	1,440	30		432	5,814
UDU	2,500	40		1,000	13,458
TOTALS	11,840			9,322	125,455

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8700	04	9,322	59.0145	22.43	209,092	1973	1973	0	0	0	40.00	60.00

1 PREF M B A 0% - 0 Heated Area: 7600 HX Base Yr



3194 NW US HIGHWAY 41 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

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	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	6,800	
2	0140	CLFENCE 6	0	0	0	0	1.00	UT	0.00	0.00	100	2003	2003	3	100	3,500	
3	0296	SHED METAL	0	0	10	12	120.00	UT	11.00	11.00	100	0	0	3	100	1,320	
4	0166	CONC,PAVMT	0	0	16	31	496.00	UT	1.50	1.50	100	1993	1993	3	100	744	
5	0260	PAVEMENT-A	0	0	25	250	6,250.00	UT	1.10	1.10	100	2005	2005	3	100	6,875	

LAND DESCRIPTION

TOTAL OB/XF 19,239

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	4800	C	WAREHOUSE	0		I	0.00	0.00	1.43	AC		1.00	1.00	1.00	20,000.00	20,000.00	28,600							

REVIEW DATE 05/10/2023 BY JB Total Acres: 1.43 Total Land Value: 28,600 Market: 0 Agricultural: 0 Common: 28,600 PRINTED 11/17/2026 BY SYS

COLUMBIA COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	125,455
TOTAL MARKET OB/XF VALUE	19,239
TOTAL LAND VALUE - MARKET	28,600
TOTAL MARKET VALUE	173,294
SOH/AGL Deduction	0
ASSESSED VALUE	173,294
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	173,294
TOTAL JUST VALUE	173,294
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	173,294

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1027/1541	10/07/2004	WD	Q	I	01	100

GRANTOR: RONALD E CORBETT (LIF

GRANTEE: ELAINE CORBETT (REM

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W50 PTR=N30 UDU= N50 E50 S50 W50$ S30$ S16 CAN= W12 S120 E12 N120$ S96 AOF= S24CAN= S6 E50 N6 W50$ E66 N50W16 S26W50$ E50 N112$.