LOT 4 BLK B PINEMOUNT HEIGHTS S/
ORB 1001-469.

POIRIER CHARLES R/POIRIER KATHARINE E
448 SW WEIRSDALE PL
LAKE CITY, FL 32024

2026

14-4S-15-00367-154

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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	05	05
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 01

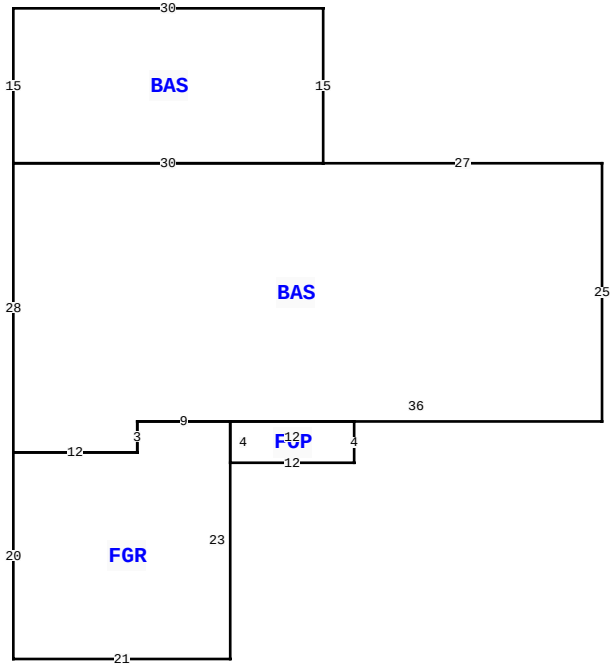
NEIGHBORHOOD/LOC 14415.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	450	100		450	42,011
BAS	1,461	100		1,461	136,396
FGR	447	55		246	22,966
FOP	48	30		14	1,307
TOTALS	2,406			2,171	202,680

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,171	117.4040	131.49	285,465	1996	1996	0	0	0	29.00	71.00

1 SINGLE FAM 100% - 2005 Heated Area: 1911 HX Base Yr 2005



448 SW WEIRSDALE PL, LAKE CITY

BLD DATE | LGL DATE
XF DATE | LAND DATE 04/22/2026 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	0166	CONC,PAVMT	0	100	0	0	1,313.00	UT	2.00	2.00	100	1996	1996	3	100	2,626	
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1996	1996	3	100	2,000	
3	0166	CONC,PAVMT	0	100	0	0	1,250.00	UT	3.00	3.00	100	2008	2008	3	100	3,750	
4	0280	POOL R/CON	0	100	0	0	336.00	UT	70.00	70.00	100	2008	2008	3	58	13,642	
5	0282	POOL ENCL	0	100	24	44	1,056.00	UT	15.00	15.00	100	2008	2008	3	40	6,336	
6	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	202,680
TOTAL MARKET OB/XF VALUE	29,354
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	287,034
SOH/AGL Deduction	94,778
ASSESSED VALUE	192,256
TOTAL EXEMPTION VALUE	HX HB VX 56,411
BASE TAXABLE VALUE	135,845
TOTAL JUST VALUE	287,034
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	285,594

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053758	Right-of-Way Acce		08/02/2025
000051399	Roof Replacement	16,665	11/05/2024
27414	POOL	215	10/09/2008
27314	ADDN SFR	189	09/05/2008
10682	SFR	230	01/26/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1001/0469	11/21/2003	WD	Q	I		129,900

GRANTOR: THOMAS S & MARY A RIC

GRANTEE: CHARLES R & KATHARI

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W27BAS= N15 W30 S15 E30$ W30 S28 FGR= S20 E21 N23W9 S3 W12$ E12 N3 E9 FOP= S4 E12 N4 W12$ E36 N25 $.

LAND DESCRIPTION

TOTAL OB/XF 29,354

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		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 03/18/2026 BY robin Total Acres: 5.01 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 06/23/2026 BY SYS