LOT 38 PINE NEEDLES ESTATES S/D.
625-61, 878-1339, DC 878-1838, 8

LOPEZ ASHLEY POIRIER
188 NW BUCKINGHAM DR
LAKE CITY, FL 32055

2027

20-3S-17-05281-000

BUILDING CHARACTERISTICS

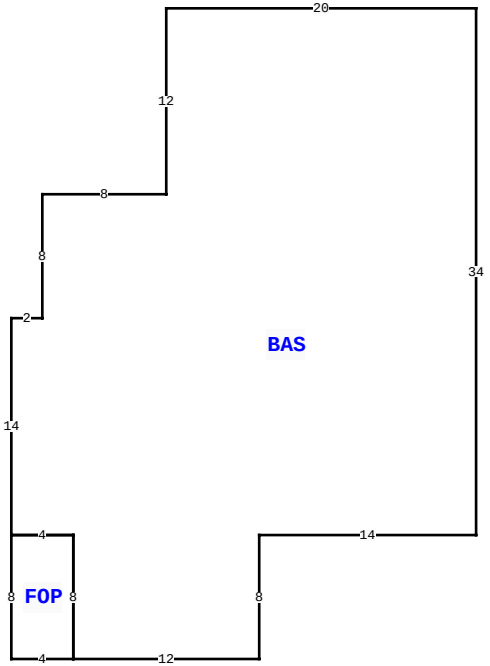
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 90
Interior Wall	05	DRYWALL 10
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	20317.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	980	100		980	54,661
FOP	32	30		10	558
TOTALS	1,012			990	55,219

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	990	78.0062	85.81	84,952	1947	1947	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2026 Heated Area: 980 HX Base Yr



1857 N US HIGHWAY 441 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	55,219
TOTAL MARKET OB/XF VALUE	300
TOTAL LAND VALUE - MARKET	7,500
TOTAL MARKET VALUE	63,019
SOH/AGL Deduction	0
ASSESSED VALUE	63,019
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	63,019
TOTAL JUST VALUE	63,019
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	64,022

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1180/1795	9/11/2009	QC	U	I	11	100
GRANTOR: AMANDA HANSEN						
GRANTEE: ASHLEY POIRIER						
1169/0829	3/16/2009	QC	U	I	11	100
GRANTOR: JEAN PENDLEY						
GRANTEE: AMANDA HANSEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 S12 W8 S8 W2 S14 FOP= S8 E4 N8 W4$ E4 S8 E12 N8 E14 N34$.

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	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 300

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			0.00	0.00	10,000.00	SF		1.00	1.00	1.50	0.50	0.75	7,500							

REVIEW DATE 08/31/2015 BY DF Total Acres: 0.23 Total Land Value: 7,500 Market: 0 Agricultural: 0 Common: 7,500 PRINTED 11/17/2026 BY SYS