LOT 2 FOREST COUNTRY 6TH ADDITIO
WD 1338-610, WD 1442-538, WD 146

FILCHAK GEORGE R/FILCHAK DEBRA A
169 SW PINEHURST DR
LAKE CITY, FL 32024

2027

21-4S-16-03087-102

BUILDING CHARACTERISTICS

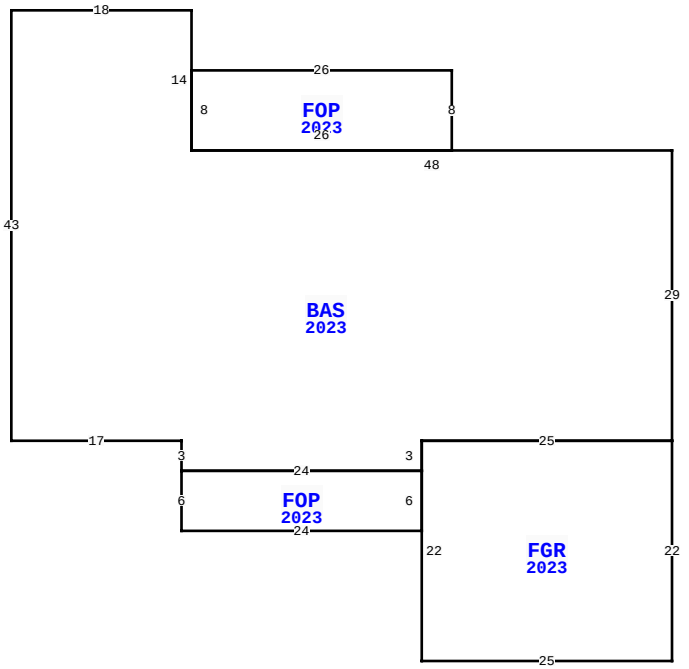
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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 06
NEIGHBORHOOD/LOC		21416.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,238	100	2023	2,238	301,185
FGR	550	55	2023	302	40,642
FOP	144	30	2023	43	5,787
FOP	208	30	2023	62	8,344
TOTALS	3,140			2,645	355,958

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,645	126.1260	138.74	366,967	2022	2022	0	0	0	3.00	97.00

1 SINGLE FAM 0% - 2025 Heated Area: 2238 HX Base Yr



169 SW PINEHURST DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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	0	0	0	1,620.00	UT	3.00	3.00	100	2023	2022		100	4,860	
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2025	2024		100	1,200	
3	0296	SHED METAL	0	0	0	0	1.00	UT	800.00	800.00	100	2025	2024		100	800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	355,958
TOTAL MARKET OB/XF VALUE	6,860
TOTAL LAND VALUE - MARKET	26,500
TOTAL MARKET VALUE	389,318
SOH/AGL Deduction	0
ASSESSED VALUE	389,318
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	389,318
TOTAL JUST VALUE	389,318
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	395,784

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042724	New Residential C	165,000	09/13/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1574/2506	8/12/2026	TR	Q	I	01	475,000
GRANTOR: VERBLE KATHY J REVOCA						
GRANTEE: FILCHAK GEORGE R						
1528/735	11/22/2024	WD	Q	I	01	465,000
GRANTOR: BASS JEANELLE C						
GRANTEE: VERBLE KATHY J REVO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=20,-20] W48 N14 W18 S43 E17 S3 E24 N3 E25 N29 $
FOP=[YR=2023;ORIG=-28,-28] E26 S8 W26 N8 $
FOP=[YR=2023;ORIG=-29,12] E24 S6 W24 N6 $
FGR=[YR=2023;ORIG=-5,9] E25 S22 W25 N22 $
.

LAND DESCRIPTION

TOTAL OB/XF 6,860

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		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	26,500.00	26,500.00	26,500							

REVIEW DATE 04/08/2025 BY KS Total Acres: 0.72 Total Land Value: 26,500 Market: 0 Agricultural: 0 Common: 26,500 PRINTED 11/17/2026 BY SYS