LOT 4 FOREST COUNTRY 6TH ADDITIO
WD 1338-610, WD 1446-740, WD 149

CRAIG THOMAS R/CRAIG MARY JULIAN
225 SW PINEHURST DR
LAKE CITY, FL 32024

2027

21-4S-16-03087-104

BUILDING CHARACTERISTICS

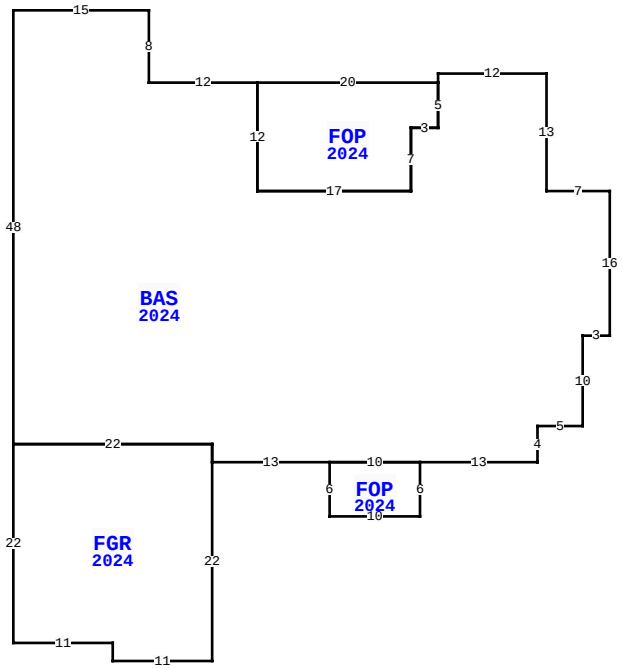
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
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	2,495	100	2024	2,495	312,288
FGR	506	55	2024	278	34,796
FOP	60	30	2024	18	2,253
FOP	219	30	2024	66	8,261
TOTALS	3,280			2,857	357,598

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,857	116.1090	127.72	364,896	2023	2023	0	0	0	2.00	98.00

1 SINGLE FAM 100% - 2024 Heated Area: 2495 HX Base Yr 2024



225 SW PINEHURST DR, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	357,598
TOTAL MARKET OB/XF VALUE	12,120
TOTAL LAND VALUE - MARKET	26,500
TOTAL MARKET VALUE	396,218
SOH/AGL Deduction	194,414
ASSESSED VALUE	201,804
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	150,393
TOTAL JUST VALUE	396,218
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	402,714

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048311	Storage Building	9,000	10/02/2023
000043010	New Residential C	250,000	10/22/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1492/2395	6/08/2023	WD	Q	I	01	540,000
GRANTOR: ENTRUST HOLDINGS LLC						
GRANTEE: CRAIG THOMAS R						
1446/740	8/30/2021	WD	Q	V	01	33,500
GRANTOR: ALEX & BLONDINA STEVE						
GRANTEE: ENTRUST HOLDINGS LL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=70,10] S48 E22 S2 E13 E10 E13 N4 E5 N10 E3 N16 W7 N13 W12 S1 S5 W3 S7 W17 N12 W12 N8 W15 $
FGR=[YR=2024;ORIG=70,58] S22 E11 S2 E11 N22 N2 W22 $
FOP=[YR=2024;ORIG=97,18] S12 E17 N7 E3 N5 W20 $
FOP=[YR=2024;ORIG=105,60] E10 S6 W10 N6 $
.

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	800.00	UT	3.00	3.00	100	2024	2023		100	2,400	
2	0294	SHED WOOD/	0	100	12	20	240.00	UT	18.00	18.00	100	2025	2024		100	4,320	
3	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2025	2024		90	5,400	

LAND DESCRIPTION

TOTAL OB/XF 12,120

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		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: 0.71 Total Land Value: 26,500 Market: 0 Agricultural: 0 Common: 26,500 PRINTED 11/17/2026 BY SYS