LOT 5 FOREST COUNTRY 6TH ADDITIO
WD 1338-610, WD 1446-743, WD 150

PIONESSA MARK E
255 SW PINEHURST DR
LAKE CITY, FL 32024

**2027**

**21-4S-16-03087-105**

## BUILDING CHARACTERISTICS

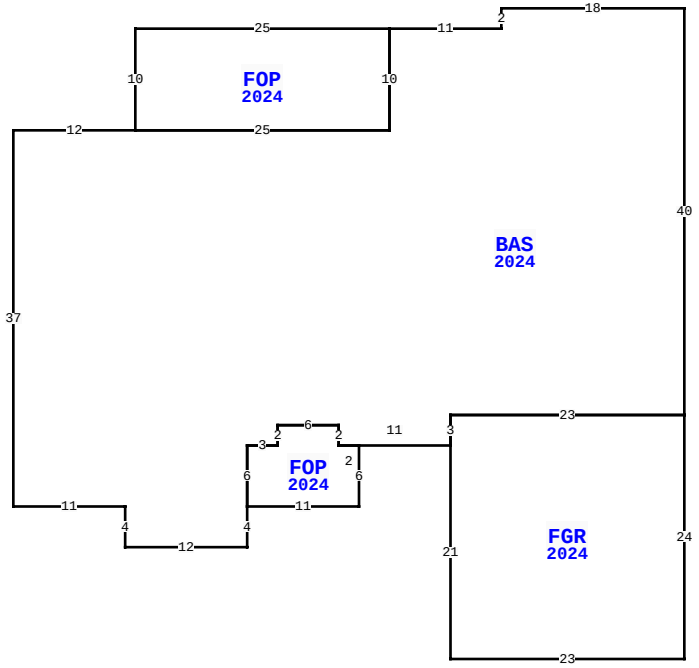
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 32 | HARDIE BRD 100 |
| Exterior Wall | 00 | N/A 0 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LAM/VNLPLK 100 |
| Interior Floo | 00 | N/A 0 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2.5 100 |
| 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 | 2,477 | 100 | 2024 | 2,477 | 307,316 |
| FGR | 552 | 55 | 2024 | 304 | 37,716 |
| FOP | 78 | 30 | 2024 | 23 | 2,854 |
| FOP | 250 | 30 | 2024 | 75 | 9,305 |
| TOTALS | 3,357 | | | 2,879 | 357,191 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,879 | 115.0905 | 126.60 | 364,481 | 2023 | 2023 | 0 | 0 | 0 | 2.00 | 98.00 |

1 SINGLE FAM 100% - 2024 Heated Area: 2477 HX Base Yr 2024




| | |
|---|---|
| BLD DATE | LGL DATE |
| XF DATE | LAND DATE |
| INC DATE | AG DATE |

255 SW PINEHURST DR, LAKE CITY

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 357,191 |
| TOTAL MARKET OB/XF VALUE | 2,400 |
| TOTAL LAND VALUE - MARKET | 26,500 |
| TOTAL MARKET VALUE | 386,091 |
| SOH/AGL Deduction | 86,758 |
| ASSESSED VALUE | 299,333 |
| TOTAL EXEMPTION VALUE | HX HB 51,411 |
| BASE TAXABLE VALUE | 247,922 |
| TOTAL JUST VALUE | 386,091 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 392,581 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000043012 | New Residential C | 250,000 | 10/22/2021 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1500/542 | 9/25/2023 | WD | Q | I | 01 | 499,900 |
| GRANTOR: ENTRUST HOLDINGS LLC | | | | | | |
| GRANTEE: PIONESSA MARK E | | | | | | |
| 1446/743 | 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=50,10] S37 E11 S4 E12 N4 N6 E3 N2 E6 S2 E11 N3 E23 N40 W18 S2 W11 S10 W25 W12 $
FOP=[YR=2024;ORIG=62,0] E25 S10 W25 N10 $
FOP=[YR=2024;ORIG=73,41] S6 E11 N6 W2 N2 W6 S2 W3 $
FGR=[YR=2024;ORIG=93,38] S3 S21 E23 N24 W23 $
.

## 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 | 1.00 | UT | 2,400.00 | 2,400.00 | 100 | 2024 | 2023 | | 100 | 2,400 | |

## LAND DESCRIPTION

TOTAL OB/XF 2,400

| 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