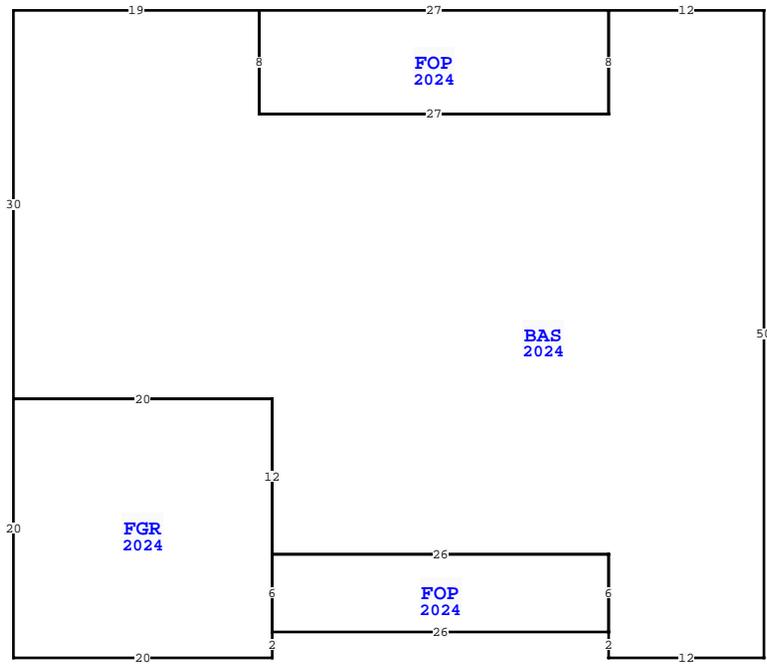


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Exterior Wall	00	N/A	0
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2	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	
MAR NUM		MKT AREA	06
NEIGHBORHOOD/LOC	21416.010	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,076	100	2024
FGR	400	55	2024
FOP	156	30	2024
FOP	216	30	2024
TOTALS	2,848		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	0%	- 2024									
			Heated Area: 2076									
			HX Base Yr									



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	312,254			
TOTAL MARKET OB/XF VALUE	2,200			
TOTAL LAND VALUE - MARKET	26,500			
TOTAL MARKET VALUE	340,954			
SOH/AGL Deduction	0			
ASSESSED VALUE	340,954			
TOTAL EXEMPTION VALUE	0			
BASE TAXABLE VALUE	340,954			
TOTAL JUST VALUE	340,954			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	344,141			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045597	New Residential C	320,650	10/03/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1502/2692	11/09/2023	WD Q	Q	I	01	389,600
GRANTOR: ADAMS HOMES OF NORTHW						
GRANTEE: GRAHAM LARRY						
1449/1382	10/07/2021	WD Q	Q	V	05	99,000
GRANTOR: ALEX & BLONDINA STEVE						
GRANTEE: ADAMS HOMES OF NORT						

EXTRA FEATURES														
L N	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	1.00	UT	2,200.00	2,200.00	100	2025	2024	100	2,200	

285 SW PINEHURST DR, LAKE CITY

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2024;ORIG=70,10] S30 E20 S12 E26 S6 S2 E12 N50 W12 S8 W27 N8 W19 \$	
FOP=[YR=2024;ORIG=89,10] S8 E27 N8 W27 \$	
FGR=[YR=2024;ORIG=70,40] S20 E20 N2 N6 N12 W20 \$	
FOP=[YR=2024;ORIG=90,52] S6 E26 N6 W26 \$	

LAND DESCRIPTION													TOTAL OB/XF											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							