LOT 6 FOREST COUNTRY 6TH ADDITIO
WD 1338-610, WD 1449-1382, WD 15

GRAHAM LARRY/GRAHAM TINA BRADLEY
285 SW PINEHURST DR
LAKE CTY, FL 32024

**2027**

**21-4S-16-03087-106**

## BUILDING CHARACTERISTICS

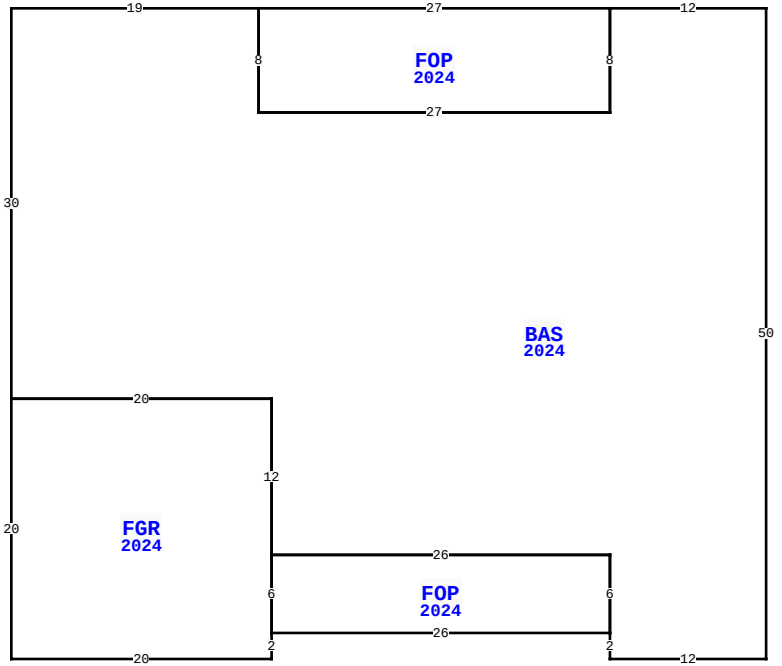
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Exterior Wall | 00 | N/A 0 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LAM/VNLPLK 100 |
| Interior Floo | 00 | N/A 0 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 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 |
| 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 | 2,076 | 100 | 2024 | 2,076 | 264,401 |
| FGR | 400 | 55 | 2024 | 220 | 28,019 |
| FOP | 156 | 30 | 2024 | 47 | 5,986 |
| FOP | 216 | 30 | 2024 | 65 | 8,278 |
| TOTALS | 2,848 | | | 2,408 | 306,685 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,408 | 118.1460 | 129.96 | 312,944 | 2023 | 2023 | 0 | 0 | 0 | 2.00 | 98.00 |

1 SINGLE FAM 0% - 2024 Heated Area: 2076 HX Base Yr




285 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 | 1.00 | UT | 2,200.00 | 2,200.00 | 100 | 2025 | 2024 | | 100 | 2,200 | |

## COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 306,685 |
| TOTAL MARKET OB/XF VALUE | 2,200 |
| TOTAL LAND VALUE - MARKET | 26,500 |
| TOTAL MARKET VALUE | 335,385 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 335,385 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 335,385 |
| TOTAL JUST VALUE | 335,385 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 340,954 |

| 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 | I | 01 | 389,600 |
| GRANTOR: ADAMS HOMES OF NORTHW | | | | | | |
| GRANTEE: GRAHAM LARRY | | | | | | |
| 1449/1382 | 10/07/2021 | WD | Q | V | 05 | 99,000 |
| GRANTOR: ALEX & BLONDINA STEVE | | | | | | |
| GRANTEE: ADAMS HOMES OF NORT | | | | | | |

## 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 2,200

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