LOT 25 & E 1/2 OF LOT 26 FOREST ADDITION.

MCDUFFIE WILLIAM D/MCDUFFIE BARBARA S
304 SW PINEHURST DR
LAKE CITY, FL 32024

2027

21-4S-16-03087-125

BUILDING CHARACTERISTICS

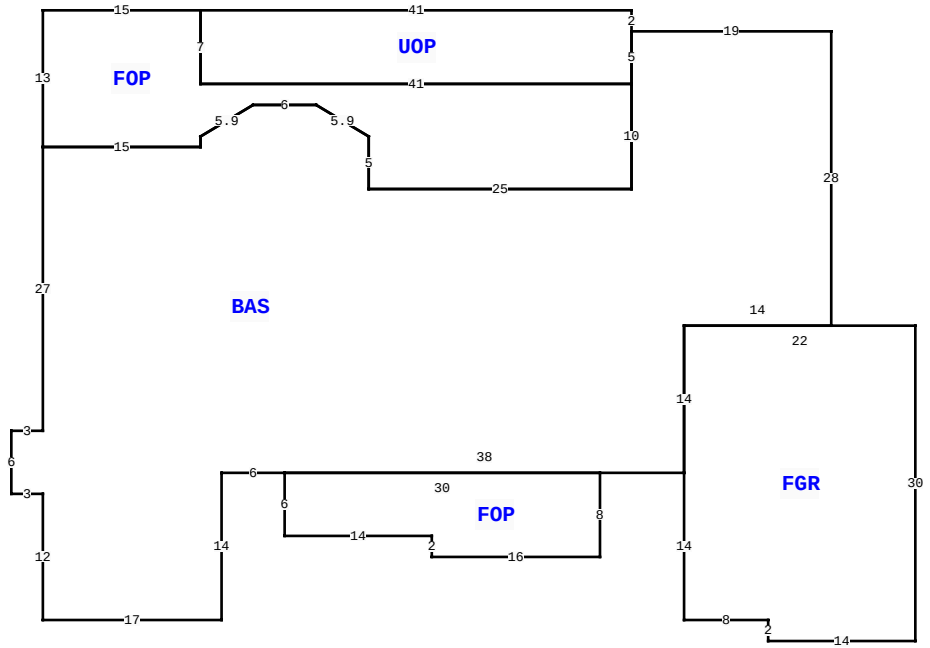
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
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	2,543	100		2,543	244,045
FGR	644	55		354	33,973
FOP	212	30		64	6,142
FOP	492	30		148	14,203
UOP	287	20		57	5,470
TOTALS	4,178			3,166	303,833

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,166	101.4458	111.59	353,294	2018	2018	0	7	0	7.00	86.00

1 SINGLE FAM 0% - 0 Heated Area: 2543 HX Base Yr



304 SW PINEHURST DR, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	303,833
TOTAL MARKET OB/XF VALUE	13,060
TOTAL LAND VALUE - MARKET	39,750
TOTAL MARKET VALUE	356,643
SOH/AGL Deduction	0
ASSESSED VALUE	356,643
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	356,643
TOTAL JUST VALUE	356,643
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	362,170

PERMIT NUM	DESCRIPTION	AMT	ISSUED
36157	SFR	1,344	01/05/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1473/1685	8/16/2022	LE	U	I	14	0
GRANTOR: MCDUFFIE WILLIAM D						
GRANTEE: MCDUFFIE WILLIAM D						
1400/0098	11/25/2019	WD	Q	V	03	16,800
GRANTOR: ALEX & BOLINDA STEVEN						
GRANTEE: WILLIAM D & BARBARA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W19 UOP= N2 W41 S7 E41 N5$ S5 FOP= W41 N7 W15 S13 E15 N1 R5 U3 E6 D3 R5 S5 E25 N10$ S10 W25 N5 L5 U3 W6 D3 L5 S1 W15 S27 W3 S6 E3 S12 E17 N14 E6 FOP= S6 E14 S2 E16 N8 W30$ E38 FGR= S14 E8 S2 E14 N30 W22 S14$ N14 E14 N28$.

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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2018	2018	3	100	1,200	
2	0166	CONC,PAVMT	0	0	0	0	3,230.00	UT	2.00	2.00	100	2018	2018	3	100	6,460	
3	0104	GENERATOR	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2025	2024		90	5,400	

LAND DESCRIPTION

TOTAL OB/XF 13,060

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							
2	0000	C	VAC RES	0		RSF-2	0.00	0.00	0.50	LT		1.00	1.00	1.00	26,500.00	26,500.00	13,250							

REVIEW DATE 04/08/2025 BY KS Total Acres: 1.21 Total Land Value: 39,750 Market: 0 Agricultural: 0 Common: 39,750 PRINTED 11/17/2026 BY SYS