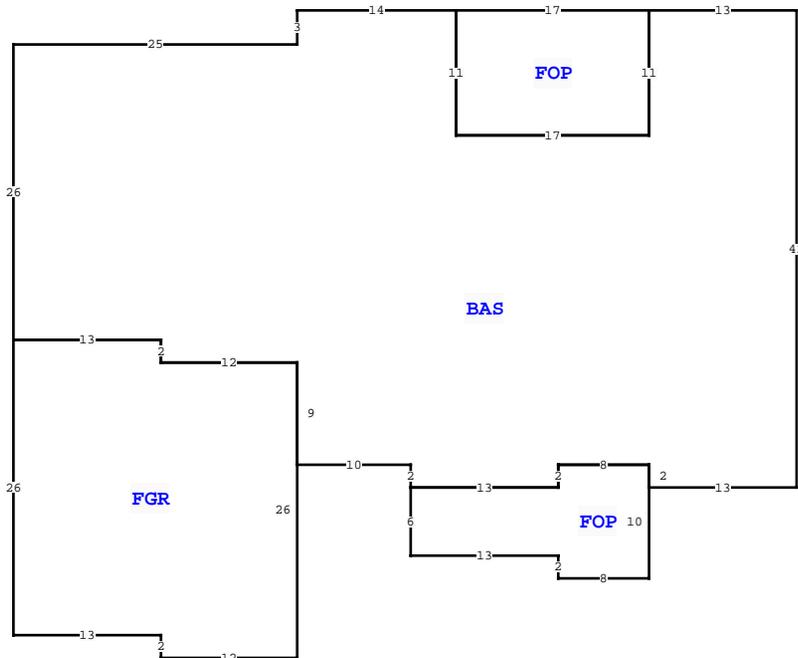


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNPLK	80
Interior Floor	14	CARPET	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2.5	100
Frame	02	WOOD FRAME	100
Stories	1.	1. 100	
Units		0 100	
Quality	07	07	
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
BAS	2,299	100	
FGR	650	55	
FOP	158	30	
FOP	187	30	
TOTALS	3,294		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	CV	NORM	% COND
0100	01	2,760	121.5984	138.62	382,591	2020	2020	0	0	1	5.00	94.00
1 SINGLE FAM 100% - 2021 Heated Area: 2299 HX Base Yr 2021												



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			359,636
TOTAL MARKET OB/XF VALUE			11,795
TOTAL LAND VALUE - MARKET			39,750
TOTAL MARKET VALUE			411,181
SOH/AGL Deduction			122,348
ASSESSED VALUE			288,833
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			237,422
TOTAL JUST VALUE			411,181
NCON VALUE			5,700
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			402,935

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053915	Generator		08/26/2025
40310	STORAGE	0	08/07/2020
39159	SFR	0	02/26/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1566/917	12/09/2025	LE	U	I	14	100
GRANTOR: BRANCH WILSON MICHAEL						
GRANTEE: BRANCH SETH MICHAEL						
1400/0084	11/25/2019	WD	Q	V	03	16,800
GRANTOR: ALEX & BLONDINA STEVE						
GRANTEE: WILSON MICHAEL & JU						

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	100	0	2,042.00	UT	2.25	2.25	100	2020	2020	3	100	4,595	
2	0294	SHED WOOD/	0	100	0	1.00	UT	1,500.00	1,500.00	100	2021	2020		100	1,500	
3	0104	GENERATOR	0	100	0	1.00	UT	6,000.00	6,000.00	100	2026	2025		95	5,700	

244 SW PINEHURST DR, LAKE CITY

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W13 FOP= W17 S11 E17 N11\$ S11 W17 N11 W14 S3 W25 S26	
FGR= S26 E13 S2 E12 N26 W12 N2 W13\$ E13 S2 E12 S9 E10 S2 FOP= S6 E13 S2 E8 N10 W8 S2 W13\$ E13 N2 E8 S2 E13 N42\$.	

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	100		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	100		RSF-2	0.00	0.00	0.50	LT		1.00	1.00	1.00	26,500.00	26,500.00	13,250								