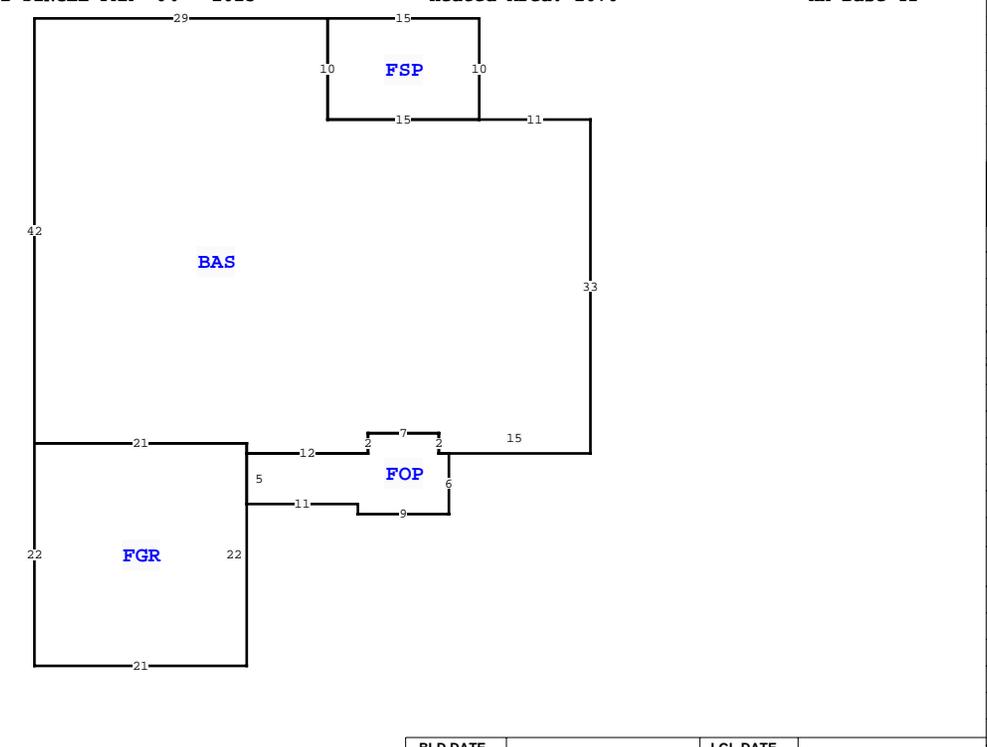


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	90
Exterior Wall	19	COMMON BRK	10
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	15	HARDTILE	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,421	124.5200	141.95	343,661	2014	2014	0	0	11.00	89.00		



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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,070	100		2,070	261,515
FGR	462	55		254	32,089
FOP	123	30		37	4,674
FSP	150	40		60	7,580
TOTALS	2,805			2,421	305,858

216 SW PINEHURST DR, LAKE CITY

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

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	0	2,094.00	UT	2.00	2.00	100	2014	2014	3	100	4,188	

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY		STANDARD		
Tax Group: 3		Tax Dist:		
BUILDING MARKET VALUE			305,858	
TOTAL MARKET OB/XF VALUE			4,188	
TOTAL LAND VALUE - MARKET			26,500	
TOTAL MARKET VALUE			336,546	
SOH/AGL Deduction			0	
ASSESSED VALUE			336,546	
TOTAL EXEMPTION VALUE			0	
BASE TAXABLE VALUE			336,546	
TOTAL JUST VALUE			336,546	
NCON VALUE			0	
INCOME VALUE			0	
PREVIOUS YEAR MKT VALUE			334,558	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
32046	SFR	828	06/18/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1522/2740	8/21/2024	WD Q	Q	I	01	416,000
GRANTOR: PATEL PARIMAL						
GRANTEE: STEVENS ALEX KYLE						
1305/1825	12/07/2015	WD U	U	I	35	265,000
GRANTOR: BRYAN ZECHER HOMES IN						
GRANTEE: PARIMAL PATEL						

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[ORIG=0,0] W11 W15 N10 W29 S42 E21 S1 E12 N2 E7 S2 E15 N33 \$
FGR=[ORIG=-55,32] S22 E21 N22 W21 \$
FSP=[ORIG=-11,0] N10 W15 S10 E15 \$
FOP=[ORIG=-34,33] S5 E11 S1 E9 N6 W1 N2 W7 S2 W12 \$

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									