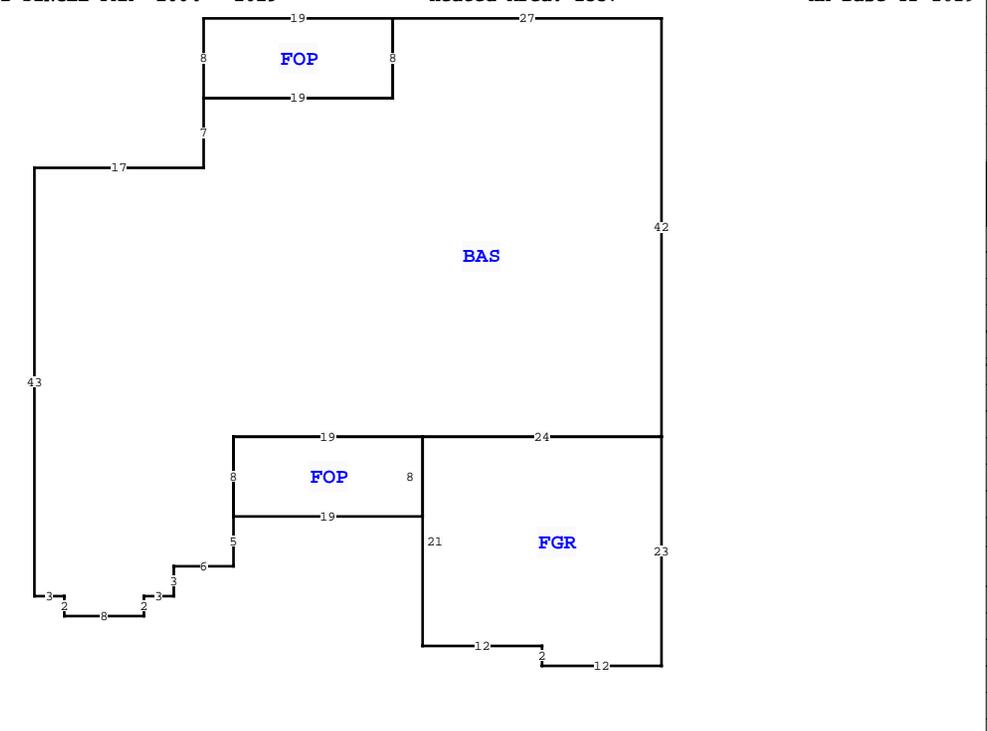


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	32 HARDIE BRD 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	12 HARDWOOD 80
Interior Floo	14 CARPET 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Architectual	05 CONV 100
Units	0 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,939	120.7844	137.69	404,671	2018	2018	0	0	7.00	93.00	



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	2,557	100		2,557	327,428
FGR	528	55		290	37,135
FOP	152	30		46	5,891
FOP	152	30		46	5,891
TOTALS	3,389			2,939	376,344

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	0190	FPLC PF	0	100	0	1.00	UT	1,200.00	1,200.00	100	2018	2018	3	100	1,200	
2	0166	CONC, PAVMT	0	100	0	2,046.00	UT	2.00	2.00	100	2018	2018	3	100	4,092	

160 SW PINEHURST DR, LAKE CITY													
BLD DATE	LGL DATE												
XF DATE	LAND DATE												
INC DATE	AG DATE												
TOTAL OB/XF													5,292

LAND DESCRIPTION																								
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							

REVIEW DATE 04/08/2025 BY ks Total Acres: 0.68 Total Land Value: 26,500 Market: 0 Agricultural: 0 Common: 26,500																						
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COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY			STANDARD	
VALUATION BY	Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE	376,344			
TOTAL MARKET OB/XF VALUE	5,292			
TOTAL LAND VALUE - MARKET	26,500			
TOTAL MARKET VALUE	408,136			
SOH/AGL Deduction	112,864			
ASSESSED VALUE	295,272			
TOTAL EXEMPTION VALUE	51,411		HX HB	
BASE TAXABLE VALUE	243,861			
TOTAL JUST VALUE	408,136			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	405,525			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
35553	SFR	1,177	07/13/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1362/2138	6/19/2018	WD Q	I	01		290,900
GRANTOR: ALEX & BLONDINA STEVE						
GRANTEE: GRANT L JONES JR						
1338/0610	5/17/2017	WD U	V	11		0
GRANTOR: ALEX H STEVENS JR ETA						
GRANTEE: ALEX & BLONDINA STE						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W27 FOP= W19 S8 E19 N8\$ S8 W19 S7 W17 S43 E3 S2 E8 N2 E3 N3 E6 N5 FOP= E19 N8 W19 S8\$ N8 E19 FGR= S21 E12 S2 E12 N23 W24\$ E24 N42\$.