LOT 32 FOREST COUNTRY 6TH ADDITI

WD 1338-610, WD 1433-451,

JONES LEON L III/JONES DENISE L
120 SW PINEHURST DR
LAKE CITY, FL 32024

2027

21-4S-16-03087-132

BUILDING CHARACTERISTICS

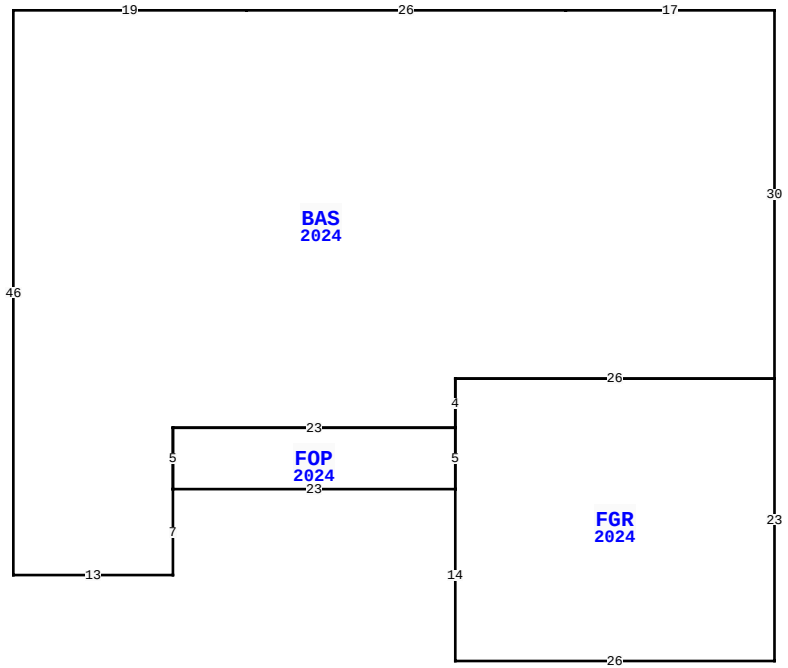
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	2,160	100	2024	2,160	268,347
FGR	598	55	2024	329	40,873
FOP	115	30	2024	34	4,224
TOTALS	2,873			2,523	313,444

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,523	115.2480	126.77	319,841	2023	2023	0	0	0	2.00	98.00

1 SINGLE FAM 100% - 2024 Heated Area: 2160 HX Base Yr 2024



120 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	100	0	0	760.00	UT	3.00	3.00	100	2024	2023		100	2,280	
2	0030	BARN,MT	0	100	0	0	1.00	UT	14,500.00	14,500.00	100	2026	2025		100	14,500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		313,444
TOTAL MARKET OB/XF VALUE		16,780
TOTAL LAND VALUE - MARKET		26,500
TOTAL MARKET VALUE		356,724
SOH/AGL Deduction		0
ASSESSED VALUE		356,724
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		305,313
TOTAL JUST VALUE		356,724
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		362,436

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052949	Storage Building	15,395	04/28/2025
000045106	New Residential C	300,000	11/14/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1433/451	3/17/2021	WD	Q	V	01	33,500
GRANTOR: ALEX & BLONDINA STEVE						
GRANTEE: JONES LEON L III						
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=[YR=2024;ORIG=80,10] S46 E13 N7 W5 E23 N4 E26 N30 W17 W26 W19 $
FOP=[YR=2024;ORIG=93,44] S5 E23 N5 W23 $
FGR=[YR=2024;ORIG=116,40] S4 S5 S14 E26 N23 W26 $
.

LAND DESCRIPTION

TOTAL OB/XF 16,780

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