LOT 10 FOREST COUNTRY 6TH ADDITI
WD 1338-610, WD 1449-2417,

ALEMANY LUIS SOTO/SOTO MARIA L
401 SW PINEHURST DR
LAKE CITY, FL 32024

2027

22-4S-16-03087-110

BUILDING CHARACTERISTICS

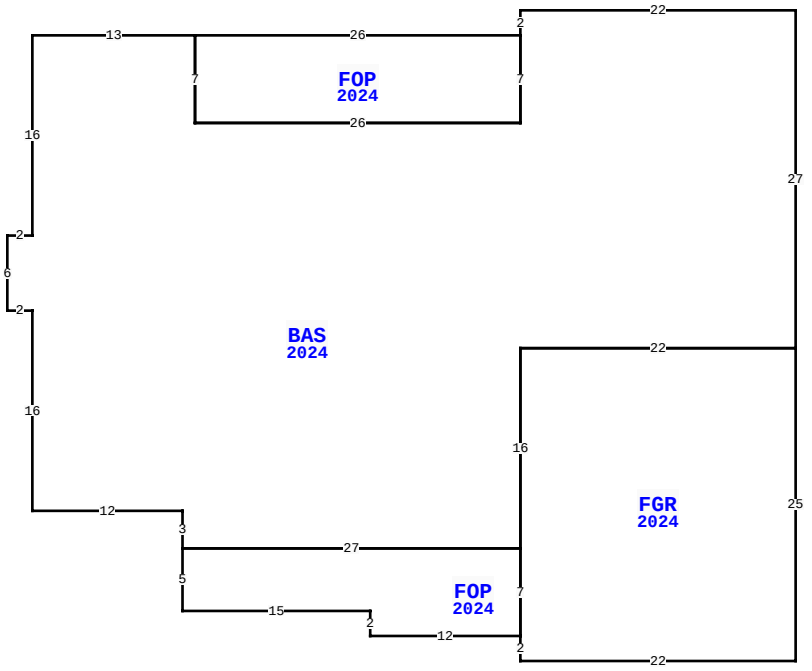
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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		22416.040 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,987	100	2024	1,987	251,605
FGR	550	55	2024	302	38,241
FOP	159	30	2024	48	6,078
FOP	182	30	2024	55	6,965
TOTALS	2,878			2,392	302,889

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,392	117.4635	129.21	309,070	2023	2023	0	0	0	2.00	98.00

1 SINGLE FAM 100% - 2024 Heated Area: 1987 HX Base Yr 2024



401 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	302,889
TOTAL MARKET OB/XF VALUE	5,280
TOTAL LAND VALUE - MARKET	26,500
TOTAL MARKET VALUE	334,669
SOH/AGL Deduction	145,182
ASSESSED VALUE	189,487
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	138,076
TOTAL JUST VALUE	334,669
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	340,178

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044634	New Residential C	290,000	06/08/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1449/2417	10/06/2021	WD	Q	V	01	36,000
GRANTOR: ALEX & BLONDINA STEVE						
GRANTEE: ALEMANY LUIS SOTO						
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=60,9] S16 W2 S6 E2 S16 E12 S3 E27 N16 E22 N27 W22 S2 S7 W26 N7 W13 $
FOP=[YR=2024;ORIG=73,9] S7 E26 N7 W26 $
FOP=[YR=2024;ORIG=72,50] S5 E15 S2 E12 N7 W27 $
FGR=[YR=2024;ORIG=99,34] S16 S7 S2 E22 N25 W22 $
.

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	0294	SHED WOOD/	0	100	0	0	1.00	UT	3,000.00	3,000.00	100	2025	2024		100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 5,280

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 04/04/2025 BY KS Total Acres: 0.67 Total Land Value: 26,500 Market: 0 Agricultural: 0 Common: 26,500 PRINTED 11/17/2026 BY SYS