LOT 12 FOREST COUNTRY 6TH ADDITI
WD 1338-610, WD 1414-659, LE 158

ADAMS CHRISTOPHER/ADAMS BRIDGET
461 SW PINEHURST DR
LAKE CITY, FL 32024

2027

22-4S-16-03087-112

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		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
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	1,939	100		1,939	241,783
BAS	792	100	2026	792	98,758
FGR	624	55		343	42,770
FGR	360	55	2026	198	24,689
FOP	145	30		44	5,486
FOP	455	30		136	16,958
FOP	48	30	2026	14	1,745
FOP	160	30	2026	48	5,986
TOTALS	4,523			3,514	438,176

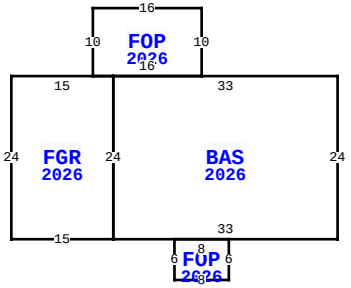
MARKET ADJUSTMENTS

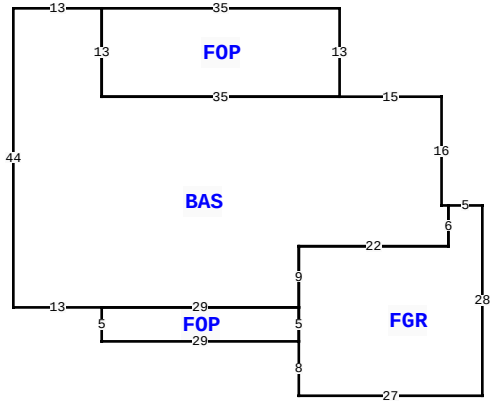
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,514	118.0850	129.89	456,433	2021	2021	0	0	0	4.00	96.00

1 SINGLE FAM 100% - 2022

Heated Area: 2731

HX Base Yr 2022





461 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	1,080.00	UT	3.00	3.00	100	2022	2021		100	3,240	
2	0280	POOL R/CON	0	100	11	20	220.00	UT	70.00	70.00	100	2025	2024		98	15,092	
3	0166	CONC,PAVMT	0	100	0	0	400.00	UT	3.00	3.00	100	2025	2024		100	1,200	
4	0169	FENCE/WOOD	0	100	0	0	190.00	UT	15.50	15.50	100	2025	2024		100	2,945	
5	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2025	2024		90	5,400	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		438,176
TOTAL MARKET OB/XF VALUE		27,877
TOTAL LAND VALUE - MARKET		26,500
TOTAL MARKET VALUE		492,553
SOH/AGL Deduction		12,537
ASSESSED VALUE		480,016
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		428,605
TOTAL JUST VALUE		492,553
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		500,549

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051915	New Residential C	235,000	12/20/2024
000050664	Swimming Pool and	65,920	08/26/2024
40423	SFR	0	08/21/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1581/77	10/28/2026	LE	U	I	14	100
GRANTOR: ADAMS CHRISTOPHER (EN						
GRANTEE: SINGLETARY JOE ALEX						
1414/0659	6/23/2020	WD	Q	V	01	30,000
GRANTOR: ALEX & BLONDINA STEVE						
GRANTEE: CHRISTOPHER & BRIDG						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=50,20] S44 E13 E29 N9 E22 N6 W1 N16 W15 W35 N13 W13 $
BAS=[YR=2026;ORIG=1,36] E33 S24 W33 N24 $
FGR=[ORIG=92,55] S9 S5 S8 E27 N28 W5 S6 W22 $
FOP=[ORIG=63,20] S13 E35 N13 W35 $
FOP=[ORIG=63,64] S5 E29 N5 W29 $
FOP=[YR=2026;ORIG=-2,26] E16 S10 W16 N10 $
FGR=[YR=2026;ORIG=-14,36] E15 S24 W15 N24 $
FOP=[YR=2026;ORIG=10,60] E8 S6 W8 N6 $
.

LAND DESCRIPTION

TOTAL OB/XF 27,877

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 02/27/2026 BY robin Total Acres: 0.69 Total Land Value: 26,500 Market: 0 Agricultural: 0 Common: 26,500 PRINTED 11/17/2026 BY SYS