LOT 13 FOREST COUNTRY 6TH ADDITI
WD 1338-610, WD 1449-1382, WD 15

HERGET BENJAMIN R/HERGET BEVERLY A
491 SW PINEHURST DR
LAKE CITY, FL 32024

2027

22-4S-16-03087-113

BUILDING CHARACTERISTICS

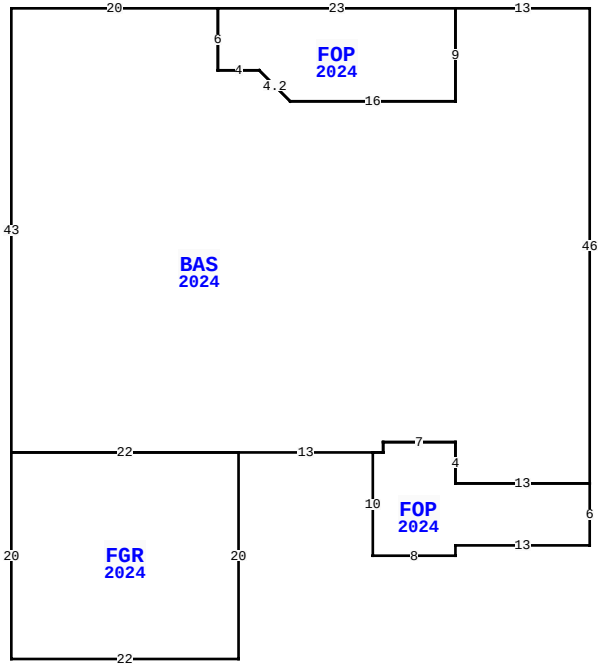
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		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	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	2,250	100	2024	2,250	297,014
FGR	440	55	2024	242	31,945
FOP	165	30	2024	50	6,600
FOP	191	30	2024	57	7,524
TOTALS	3,046			2,599	343,083

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,599	122.4510	134.70	350,085	2023	2023	0	0	0	2.00	98.00

1 SINGLE FAM 100% - 2024 Heated Area: 2250 HX Base Yr 2024



491 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	820.00	UT	3.00	3.00	100	2024	2023		100	2,460	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	3,200.00	3,200.00	100	2025	2024		100	3,200	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2025	2024		100	2,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		343,083
TOTAL MARKET OB/XF VALUE		7,660
TOTAL LAND VALUE - MARKET		26,500
TOTAL MARKET VALUE		377,243
SOH/AGL Deduction		38,515
ASSESSED VALUE		338,728
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		287,317
TOTAL JUST VALUE		377,243
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		383,484

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045743	New Residential C	320,650	10/21/2022
45743			10/21/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1502/2210	11/08/2023	WD	Q	I	01	415,300
GRANTOR: ADAMS HOMES OF NORTHW						
GRANTEE: HERGET BENJAMIN R						
1449/1382	10/07/2021	WD	Q	V	05	99,000
GRANTOR: ALEX & BLONDINA STEVE						
GRANTEE: ADAMS HOMES OF NORT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=70,10] S43 E22 E13 E1 N1 E7 S4 E13 N46 W13 S9 W16 U3L3 W4 N6 W20 $
FGR=[YR=2024;ORIG=70,53] S20 E22 N20 W22 $
FOP=[YR=2024;ORIG=105,53] S10 E8 N1 E13 N6 W13 N4 W7 S1 W1 $
FOP=[YR=2024;ORIG=90,10] S6 E4 D3R3 E16 N9 W23 $
.

LAND DESCRIPTION

TOTAL OB/XF 7,660

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