LOT 14 FOREST COUNTRY 6TH ADDITI
WD 1338-610, WD 1432-625, WD 149

BANNING JEANETTE G LIVING TRUST
525 SW PINEHURST DR
LAKE CITY, FL 32024

2027

22-4S-16-03087-114

BUILDING CHARACTERISTICS

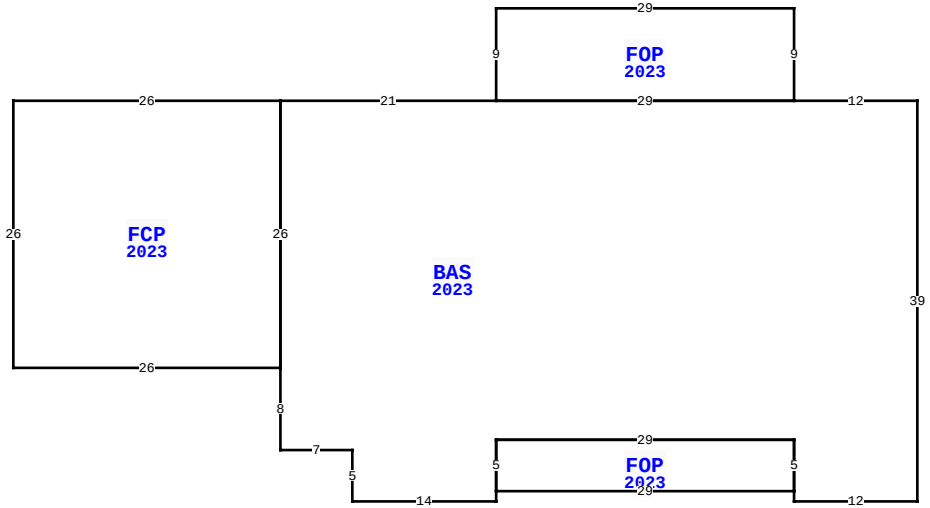
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	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	2,209	100	2023	2,209	294,733
FCP	676	25	2023	169	22,549
FOP	145	30	2023	44	5,870
FOP	261	30	2023	78	10,407
TOTALS	3,291			2,500	333,559

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,500	125.0480	137.55	343,875	2022	2022	0	0	0	3.00	97.00

1 SINGLE FAM 100% - 2024 Heated Area: 2209 HX Base Yr 2024



525 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	333,559
TOTAL MARKET OB/XF VALUE	4,920
TOTAL LAND VALUE - MARKET	26,500
TOTAL MARKET VALUE	364,979
SOH/AGL Deduction	26,348
ASSESSED VALUE	338,631
TOTAL EXEMPTION VALUE	HX HB WX 56,411
BASE TAXABLE VALUE	282,220
TOTAL JUST VALUE	364,979
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	371,041

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042367	New Residential C	350,653	09/23/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1494/2757	7/14/2023	WD	Q	I	01	445,000
GRANTOR: STANDRIDGE CLINTON D						
GRANTEE: BANNING JEANETTE G						
1432/625	3/05/2021	WD	Q	V	01	31,000
GRANTOR: ALEX & BLONDINA STEVE						
GRANTEE: STANDRIDGE CLINTON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=40,10] S26 S8 E7 S5 E14 N1 N5 E29 S5 S1 E12 N39 W12 W29 W21 $
FCP=[YR=2023;ORIG=14,10] E26 S26 W26 N26 $
FOP=[YR=2023;ORIG=61,1] E29 S9 W29 N9 $
FOP=[YR=2023;ORIG=61,43] E29 S5 W29 N5 $
.

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	840.00	UT	3.00	3.00	100	2023	2022		100	2,520	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2024	2023		100	1,200	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2025	2024		100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 4,920

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