LOT 16 FOREST COUNTRY 6TH ADDITI
WD 1338-610, WD 1498-1948, QC 15

STANKIEWICZ FAMILY REVOCABLE TRUST DATED JANUARY 2
563 SW PINEHURST DR
LAKE CITY, FL 32024

2027

22-4S-16-03087-116

BUILDING CHARACTERISTICS

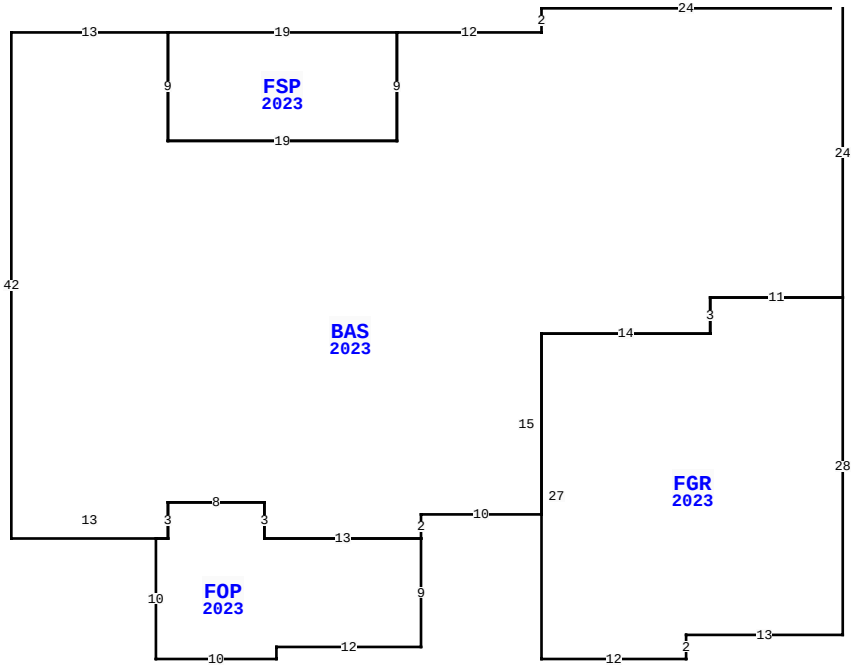
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		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	2,285	100	2023	2,285	294,367
FGR	682	55	2023	375	48,310
FOP	232	30	2023	70	9,018
FSP	171	40	2023	68	8,760
TOTALS	3,370			2,798	360,454

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,798	120.7360	132.81	371,602	2022	2022	0	0	0	3.00	97.00

1 SINGLE FAM 100% - 2024 Heated Area: 2285 HX Base Yr 2024



563 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		360,454
TOTAL MARKET OB/XF VALUE		12,980
TOTAL LAND VALUE - MARKET		26,500
TOTAL MARKET VALUE		399,934
SOH/AGL Deduction		38,054
ASSESSED VALUE		361,880
TOTAL EXEMPTION VALUE	HX HB 13	361,880
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		399,934
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		406,476

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049792	Storage Building	5,000	05/13/2024
000042058	New Residential C	198,000	07/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1551/2269	10/15/2025	QC	U	I	11	100
GRANTOR: STANKIEWICZ STEPEN R						
GRANTEE: STANKIEWICZ FAMILY						
1498/1948	9/12/2023	WD	Q	I	01	462,500
GRANTOR: ALEX & BLONDINA STEVE						
GRANTEE: STANKIEWICZ STEPHEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=90,20] W24 S2 W12 S9 W19 N9 W13 S42 E13 N3 E8 S3 E13 N2 E10 N15 E14 N3 E11 N24 $
FGR=[YR=2023;ORIG=91,44] W11 S3 W14 S27 E12 N2 E13 N28 $
FOP=[YR=2023;ORIG=56,64] W13 N3 W8 S3 W1 S10 E10 N1 E12 N9 $
FSP=[YR=2023;ORIG=35,22] E19 S9 W19 N9 $
.

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	2023	2022		100	2,280	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2024	2023		100	1,200	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2025	2024		100	3,500	
4	0120	CLFENCE 4	0	100	0	0	1.00	UT	600.00	600.00	100	2025	2024		100	600	
5	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2025	2024		90	5,400	

LAND DESCRIPTION

TOTAL OB/XF 12,980

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