LOT 18 FOREST COUNTRY 6TH ADDITI
WD 1252-1061, DC 1526-1846,

ROPER PATRICIA H
588 SW PINEHURST DR
LAKE CITY, FL 32024

**2027**

**22-4S-16-03087-118**

## BUILDING CHARACTERISTICS

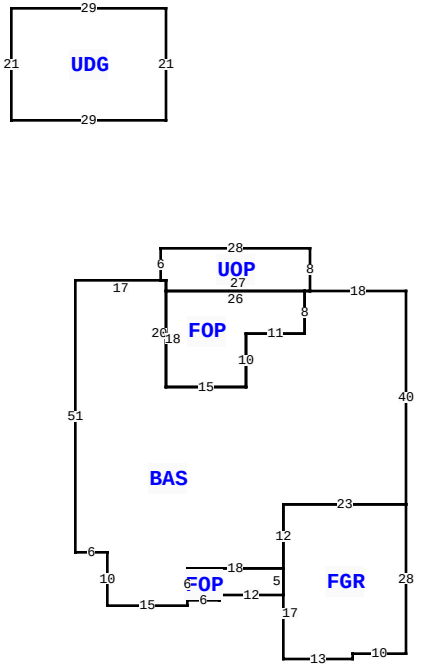
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 12 | HARDWOOD 80 |
| Interior Floo | 15 | HARDTILE 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Architectual | 05 | CONV 100 |
| Units | | 0 100 |
| 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 | 2,711 | 100 | | 2,711 | 307,100 |
| FGR | 657 | 55 | | 361 | 40,894 |
| FOP | 96 | 30 | | 29 | 3,285 |
| FOP | 358 | 30 | | 107 | 12,121 |
| UDG | 609 | 55 | | 335 | 37,949 |
| UOP | 222 | 20 | | 44 | 4,984 |
| TOTALS | 4,653 | | | 3,587 | 406,332 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 3,587 | 115.7100 | 127.28 | 456,553 | 2014 | 2014 | 0 | 0 | 0 | 11.00 | 89.00 |

1 SINGLE FAM 100% - 2015 Heated Area: 2711 HX Base Yr 2015




588 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 | 406,332 |
| TOTAL MARKET OB/XF VALUE | 11,554 |
| TOTAL LAND VALUE - MARKET | 26,500 |
| TOTAL MARKET VALUE | 444,386 |
| SOH/AGL Deduction | 120,295 |
| ASSESSED VALUE | 324,091 |
| TOTAL EXEMPTION VALUE | HX HB 51,411 |
| BASE TAXABLE VALUE | 272,680 |
| TOTAL JUST VALUE | 444,386 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 451,793 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 31497 | SFR | 1,057 | 10/07/2013 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1252/1061 | 4/04/2013 | WD | Q | V | 01 | 37,500 |

GRANTOR: ALEX H STEVENS JR & E

GRANTEE: MICHAEL A & PATRICI

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W17 S51 E6 S10 E15 N1 FOP= E6 N1 E12 N5 W18 S6$ N6 E18 FGR= S17 E13 N1 E10 N28 W23 S12$ N12 E23 N40 W18 UOP= N8 W28 S6 E1 S2 E27$ W1FOP= W26 S18 E15 N10 E11 N8$ S8 W11 S10 W15 N20$ PTR= N30 UDG= N21 W29 S21 E29$ S30$.

## 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 | 0190 | FPLC PF | 0 | 100 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 2014 | 2014 | 3 | 100 | 1,200 | |
| 2 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 0 | 2,477.00 | UT | 2.00 | 2.00 | 100 | 2014 | 2014 | 3 | 100 | 4,954 | |
| 3 | 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 11,554

| 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: 0.73 Total Land Value: 26,500 Market: 0 Agricultural: 0 Common: 26,500 PRINTED 11/17/2026 BY SYS