LOT 20 FOREST COUNTRY 6TH ADDITI
WD 1247-2680, LE 1470-16

MCDUFFIE JAMES L/MCDUFFIE SUZANNE A
514 SW PINEHURST DR
LAKE CITY, FL 32024

2026

22-4S-16-03087-120

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	15	HARDTILE 30
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
Condition Adj	02	02 100
Quality	06	06

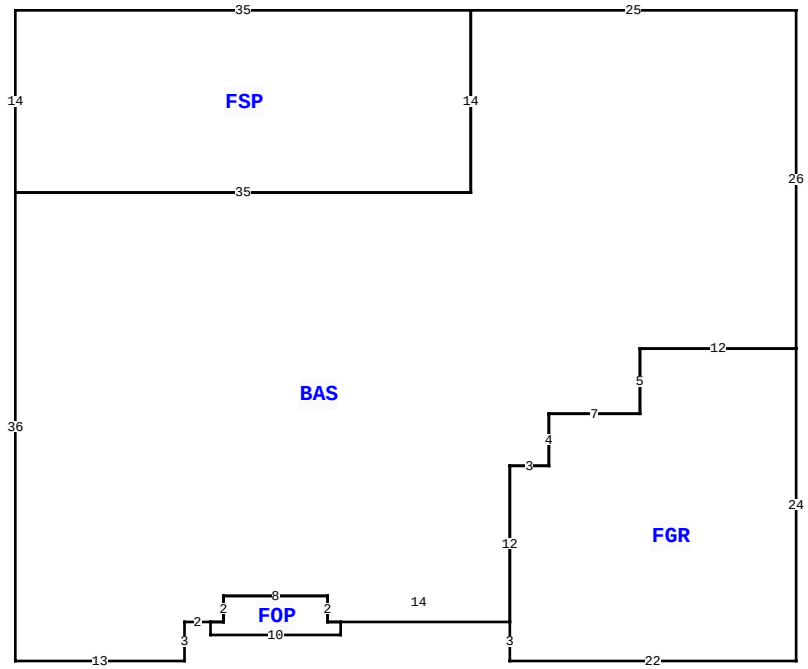
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 22416.040 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,953	100		1,953	211,420
FGR	466	55		256	27,713
FOP	26	30		8	866
FSP	490	40		196	21,218
TOTALS	2,935			2,413	261,218

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,413	109.1475	124.43	300,250	2014	2014	0	2	0	11.00	87.00

1 SINGLE FAM 0% - 0 Heated Area: 1953 HX Base Yr



514 SW PINEHURST DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	261,218
TOTAL MARKET OB/XF VALUE	10,868
TOTAL LAND VALUE - MARKET	26,500
TOTAL MARKET VALUE	298,586
SOH/AGL Deduction	0
ASSESSED VALUE	298,586
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	298,586
TOTAL JUST VALUE	298,586
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	297,258

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37298	MAINT/ALTR	75	10/08/2018
30942	SFR	853	04/15/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1470/16	6/27/2022	LE	U	I	14	0
GRANTOR: MCDUFFIE JAMES LEE						
GRANTEE: MCDUFFIE JAMES LEE						
1247/2680	1/15/2013	WD	Q	V	01	34,500
GRANTOR: ALEX H STEVENS JR &						
GRANTEE: JAMES L & SUZANNE A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W25 FSP= W35 S14 E35 N14$ S14 W35 S36 E13 N3 E2 FOP= S1E10 N1 W1 N2 W8 S2 W1$ E1 N2 E8 S2 E14 FGR= S3 E22 N24 W12 S5 W7 S4 W3 S12$ N12 E3 N4 E7 N5 E12 N26$.

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	0	0	0	2,734.00	UT	2.00	2.00	100	2014	2014	3	100	5,468	
2	0104	GENERATOR	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2025	2024		90	5,400	

LAND DESCRIPTION

TOTAL OB/XF 10,868

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	0		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 05/12/2026 BY SYS