LOT 23 FOREST COUNTRY 6TH ADDITI
WD 1338-610, WD 1359-1526, WD 14

WILKINSON ASHLEY NICOLE BECKMAN/WILKINSON BRADY CH
426 SW PINEHURST DR
LAKE CITY, FL 32024

2027

22-4S-16-03087-123

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		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

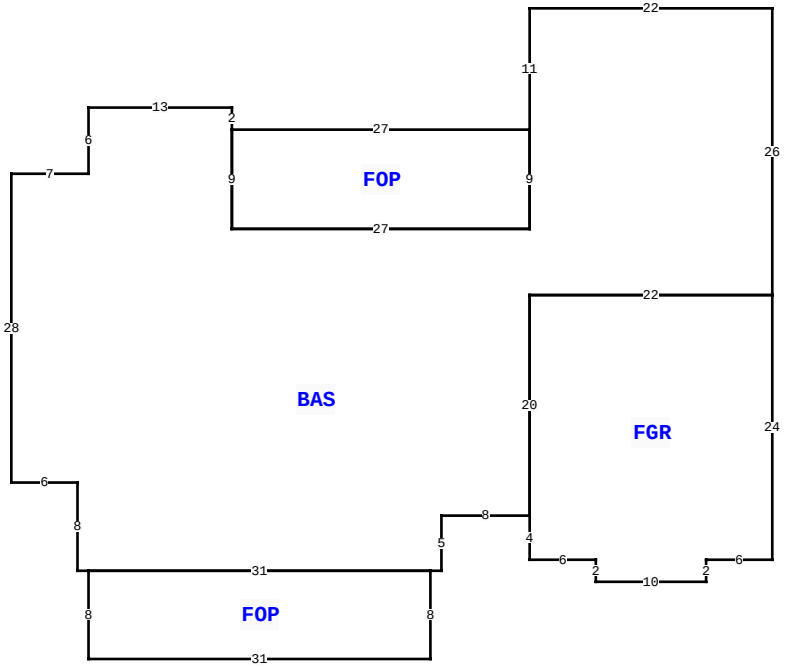
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	22416.040	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,119	100		2,119	270,167
FGR	548	55		301	38,377
FOP	243	30		73	9,307
FOP	248	30		74	9,435
TOTALS	3,158			2,567	327,286

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,567	120.7360	132.81	340,923	2021	2021	0	0	0	4.00	96.00

1 SINGLE FAM 100% - 2022 Heated Area: 2119 HX Base Yr 2022



426 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	1,080.00	UT	3.00	3.00	100	2022	2021		100	3,240	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	2,500.00	2,500.00	100	2025	2024		100	2,500	
3	0301	OUTDOOR KT	0	100	0	0	1.00	UT	36,000.00	36,000.00	100	2026	2025		100	36,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		327,286
TOTAL MARKET OB/XF VALUE		41,740
TOTAL LAND VALUE - MARKET		26,500
TOTAL MARKET VALUE		395,526
SOH/AGL Deduction		10,888
ASSESSED VALUE		384,638
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		333,227
TOTAL JUST VALUE		395,526
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		401,466

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052301	Storage Building	48,000	02/12/2025
40773	SFR	0	10/22/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1415/1138	7/16/2020	WD	Q	V	01	33,500
GRANTOR: ALEX & BLONDINA STEVE						
GRANTEE: ASHLEY N BECKMAN &						
1359/1526	5/08/2018	WD	U	V	11	100
GRANTOR: WAYNE R & SALLY M WIL						
GRANTEE: ALEX & BLONDINA STE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=70,20] S28 E6 S8 E1 E31 E1 N5 E8 N20 E22 N26 W22 S11 S9 W27 N9 N2 W13 S6 W7 $
FGR=[ORIG=117,31] S20 S4 E6 S2 E10 N2 E6 N24 W22 $
FOP=[ORIG=90,16] S9 E27 N9 W27 $
FOP=[ORIG=77,56] S8 E31 N8 W31 $
.

LAND DESCRIPTION

TOTAL OB/XF 41,740

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 06/04/2025 BY randall Total Acres: 0.73 Total Land Value: 26,500 Market: 0 Agricultural: 0 Common: 26,500 PRINTED 11/17/2026 BY SYS