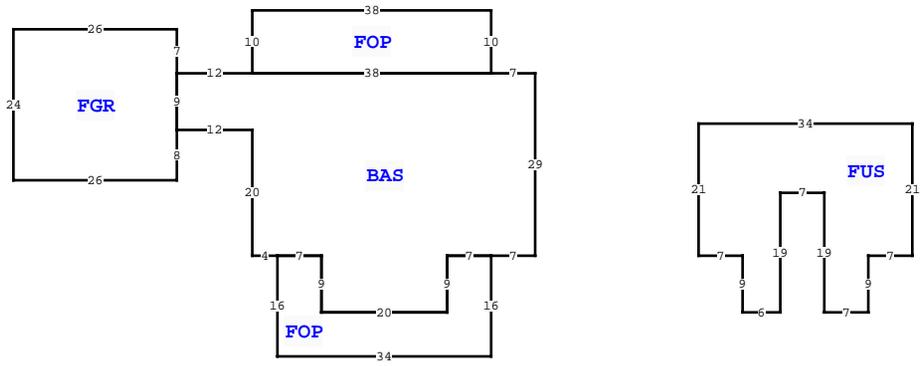


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Exterior Wall	00	N/A	0
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		3.5	100
Frame	02	WOOD FRAME	100
Stories	2.	2.	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
BAS	1,593	100	
FGR	624	55	
FOP	364	30	
FOP	380	30	
FUS	761	100	
TOTALS	3,722		

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	2,920	129.9606	148.16	432,627	2021	2021		0	0	4.00	96.00		
1 SINGLE FAM 100% - 2022 Heated Area: 2354 HX Base Yr 2022														



COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY					
VALUATION BY				STANDARD	
Tax Group: 3				Tax Dist:	
BUILDING MARKET VALUE				415,322	
TOTAL MARKET OB/XF VALUE				10,240	
TOTAL LAND VALUE - MARKET				26,500	
TOTAL MARKET VALUE				452,062	
SOH/AGL Deduction				41,648	
ASSESSED VALUE				410,414	
TOTAL EXEMPTION VALUE				HX HB 51,411	
BASE TAXABLE VALUE				359,003	
TOTAL JUST VALUE				452,062	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				449,324	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042087	Electrical Servic	0	06/07/2021
37495	SFR	0	10/09/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1433/2486	3/31/2021	WD Q		I	01	374,900
GRANTOR: ALEX & BLONDINA STEVE						
GRANTEE: ZARNOCH KATHY JANE						
1338/0610	5/17/2017	WD U		V	11	0
GRANTOR: ALEX H STEVENS JR ETA						
GRANTEE: ALEX & BLONDINA STE						

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

BUILDING NOTES	
394 SW PINEHURST DR, LAKE CITY	

BUILDING DIMENSIONS	
BAS=[ORIG=50,10] S9 E12 S20 E4 E7 S9 E20 N9 E7 E7 N29 W7 W38 W12 \$	
FGR=[ORIG=24,3] S24 E26 N8 N9 N7 W26 \$	
FUS=[ORIG=140,48] E6 N19 E7 S19 E7 N9 E7 N21 W34 S21 E7 S9 \$	
FOP=[ORIG=66,39] S16 E34 N16 W7 S9 W20 N9 W7 \$	
FOP=[ORIG=62,0] S10 E38 N10 W38 \$	

EXTRA FEATURES																
L N	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	1,080.00	UT	3.00	3.00	100	2022	2021		100	3,240	
2	0104	GENERATOR	0	100	0	1.00	UT	6,000.00	6,000.00	100	2022	2021		75	4,500	
3	0169	FENCE/WOOD	0	100	0	1.00	UT	2,500.00	2,500.00	100	2025	2024		100	2,500	
TOTALS																

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							