

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	32	HARDIE BRD 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	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
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SINGLE FAM	100%	- 2020									Heated Area: 2016	HX Base Yr 2020



MAP NUM	MKT AREA	06			
NEIGHBORHOOD/LOC	25416.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,016	100		2,016	173,578
FGR	672	55		370	31,857
FOP	180	30		54	4,649
FSP	336	40		134	11,537
TOTALS	3,204			2,574	221,621

120 SW PINNACLE GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026
INC DATE		AG DATE	MLU

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	0			3.00	100	2007	2007	3	100	4,104	

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	221,621		
TOTAL MARKET OB/XF VALUE	4,104		
TOTAL LAND VALUE - MARKET	35,122		
TOTAL MARKET VALUE	260,847		
SOH/AGL Deduction	70,559		
ASSESSED VALUE	190,288		
TOTAL EXEMPTION VALUE	HX HB 51,411		
BASE TAXABLE VALUE	138,877		
TOTAL JUST VALUE	260,847		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	257,769		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1397/1177	10/23/2019	WD	Q	I	03	183,000
GRANTOR: BRADLEY THOMAS & STEP						
GRANTEE: DONALD R & JANET L						
1388/2073	7/12/2019	WD	U	V	37	6,300
GRANTOR: CHRISTOPHER & JANNA H						
GRANTEE: BRADLEY T & STEPHAN						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W22 FSP= N12 W28 S12 E28\$ W50 S28 E15 FOP= S6 E30 N6 W30\$ E57 FGR= E24 N28 W24 S28\$ N28\$.

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-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							
2	0000	C	VAC RES	100		RSF-1	0.00	0.00	0.56	LT		1.00	1.00	1.00	22,500.00	22,500.00	12,622							