LOT 10 HICKORY COVE.

WD 1157-149, QC 1275-406, WD 140

DAVIS LAWRENCE A
138 SW PINNACLE GLN
LAKE CITY, FL 32024

**2027**

**25-4S-16-03124-110**

## BUILDING CHARACTERISTICS

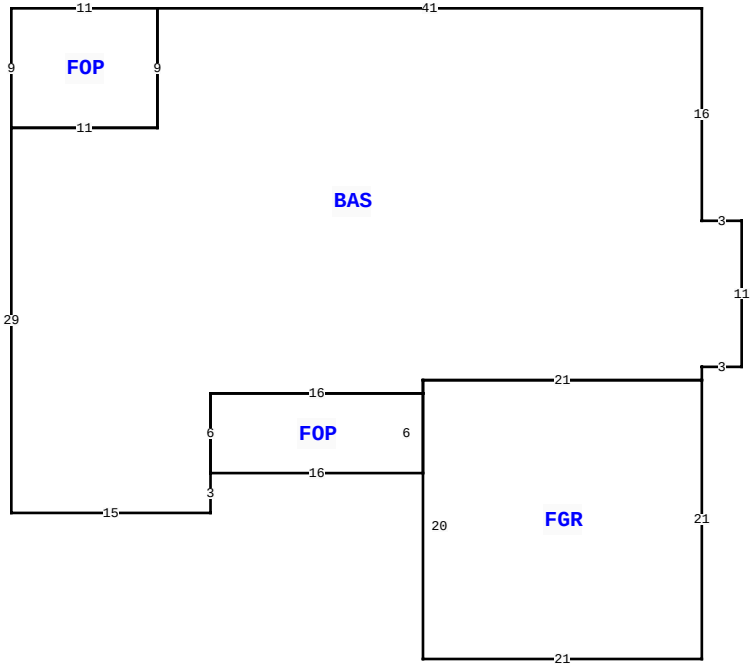
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 32 | HARDIE BRD 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LAM/VNLPLK 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Quality | 07 | 07 |
| DOR CODE | 0100 | SINGLE FAMILY |
| 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 | 1,556 | 100 | | 1,556 | 203,526 |
| FGR | 441 | 55 | | 243 | 31,784 |
| FOP | 96 | 30 | | 29 | 3,793 |
| FOP | 99 | 30 | | 30 | 3,925 |
| TOTALS | 2,192 | | | 1,858 | 243,029 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,858 | 126.5000 | 139.15 | 258,541 | 2019 | 2019 | 0 | 0 | 0 | 6.00 | 94.00 |

1 SINGLE FAM 100% - 2021 Heated Area: 1556 HX Base Yr 2021




138 SW PINNACLE GLN, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/21/2023 MLU |
| 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 | 828.00 | UT | 2.25 | 2.25 | 100 | 2019 | 2019 | 3 | 100 | 1,863 | |

## COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 243,029 |
| TOTAL MARKET OB/XF VALUE | | 1,863 |
| TOTAL LAND VALUE - MARKET | | 18,500 |
| TOTAL MARKET VALUE | | 263,392 |
| SOH/AGL Deduction | | 22,451 |
| ASSESSED VALUE | | 240,941 |
| TOTAL EXEMPTION VALUE | HX HB 13 | 240,941 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 263,392 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 267,810 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 38044 | SFR | 784 | 04/29/2019 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1405/1731 | 2/11/2020 | WD | Q | I | 01 | 210,000 |
| GRANTOR: STANLEY CRAWFORD CONS | | | | | | |
| GRANTEE: LAWRENCE A DAVIS | | | | | | |
| 1405/1730 | 2/11/2020 | WD | U | I | 30 | 22,500 |
| GRANTOR: MATTHEW D & CARRIE C | | | | | | |
| GRANTEE: STANLEY CRAWFORD CO | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W41 FOP= W11 S9 E11 N9$ S9 W11 S29 E15 N3 FOP= E16 N6 W16 S6$ N6 E16 FGR= S20 E21 N21 W21 S1$ N1 E21 N1 E3 N11 W3 N16$.

## LAND DESCRIPTION

TOTAL OB/XF 1,863

| 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-1 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 18,500.00 | 18,500.00 | 18,500 | | | | | | | |

REVIEW DATE 07/07/2019 BY BC Total Acres: 0.40 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/16/2026 BY SYS