LOT 11 HICKORY COVE.

WD 1157-149, QC 1275-406, QC 144

GIEBEIG PETER COYLE/CASTRO SOFIA NICOLE ARATA
137 SW PINNACLE GLN
LAKE CITY, FL 32024

2027

25-4S-16-03124-111

BUILDING CHARACTERISTICS

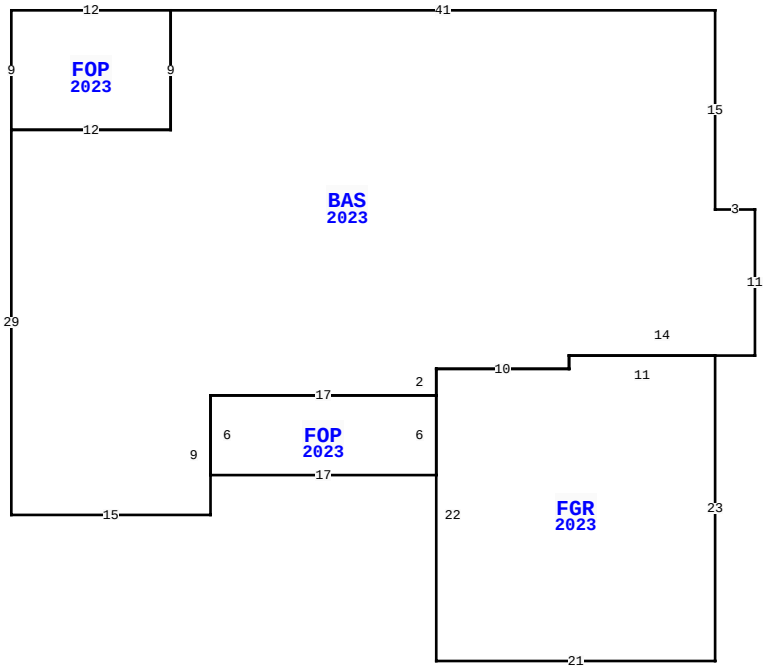
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	25416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,544	100	2023	1,544	206,320
FGR	473	55	2023	260	34,743
FOP	102	30	2023	31	4,143
FOP	108	30	2023	32	4,276
TOTALS	2,227			1,867	249,482

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,867	125.2350	137.76	257,198	2022	2022	0	0	0	3.00	97.00

1 SINGLE FAM 100% - 2023 Heated Area: 1544 HX Base Yr 2023



137 SW PINNACLE GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	249,482
TOTAL MARKET OB/XF VALUE	1,440
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	269,422
SOH/AGL Deduction	0
ASSESSED VALUE	269,422
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	218,011
TOTAL JUST VALUE	269,422
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	273,949

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041512	New Residential C	150,000	03/15/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1574/1431	7/31/2026	WD	Q	I	01	332,000
GRANTOR: CORONA COURTNEY A						
GRANTEE: GIEBEIG PETER COYLE						
1441/25	6/25/2021	WD	Q	V	01	23,500
GRANTOR: STANLEY CRAWFORD CONS						
GRANTEE: CORONA COURTNEY A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=10,-20] W41 S9 W12 S29 E15 N9 E17 N2 E10 N1 E14 N11 W3 N15 $
FGR=[YR=2023;ORIG=10,6] W11 S1 W10 S22 E21 N23 $
FOP=[YR=2023;ORIG=-43,-20] E12 S9 W12 N9 $
FOP=[YR=2023;ORIG=-28,9] E17 S6 W17 N6 $
.

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	480.00	UT	3.00	3.00	100	2023	2022		100	1,440	

TOTAL OB/XF 1,440

LAND DESCRIPTION

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 01/31/2023 BY TW Total Acres: 0.33 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/16/2026 BY SYS