LOT 3 BLOCK 12 LAKE FOREST S/D U

DC 960-1743, WD 1290-2028,

PINAIRE MADELEINE
849 SW ALAMO DRIVE
LAKE CITY, FL 32025-5150

2026

31-3S-17-07943-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	01	NONE 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

MAP NUM | MKT AREA 06

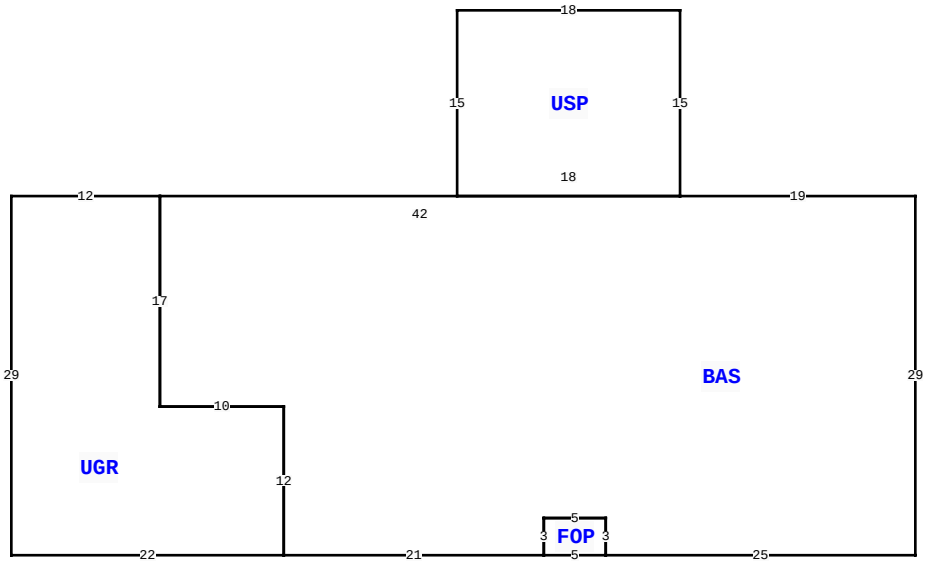
NEIGHBORHOOD/LOC 6417.0100 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,634	100		1,634	134,589
FOP	15	30		4	330
UGR	468	45		211	17,380
USP	270	35		94	7,743
TOTALS	2,387			1,943	160,041

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,943	111.1620	126.72	246,217	1968	1968	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2016 Heated Area: 1634 HX Base Yr 2016



849 SW ALAMO DR, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		160,041
TOTAL MARKET OB/XF VALUE		650
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		179,191
SOH/AGL Deduction		79,417
ASSESSED VALUE		99,774
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		48,363
TOTAL JUST VALUE		179,191
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		176,388

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1290/1290	3/03/2015	WD	Q	I	01	94,000

GRANTOR: BETTY K FLANAGAN

GRANTEE: MADELEINE PINAIRE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W19 USP= N15 W18 S15 E18$ W42 UGR= W12 S29 E22 N12 W10 N17$ S17 E10 S12 E21 FOP= E5 N3 W5 S3$ N3 E5 S3 E25 N29$.

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	1.00	UT	0.00	0.00	100	0	0	3	100	600	
2	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	50	

LAND DESCRIPTION

TOTAL OB/XF 650

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-	110.00	139.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 08/24/2016 BY DF Total Acres: 0.35 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 05/08/2026 BY SYS