LOT 1 BLOCK 1 PINEMOUNT VILLAGE.
324-612-613, 364-262, 789-397, L

MURRAY DAVID
234 SW HAVANNA WAY
LAKE CITY, FL 32024

2027

34-3S-16-02466-001

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
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

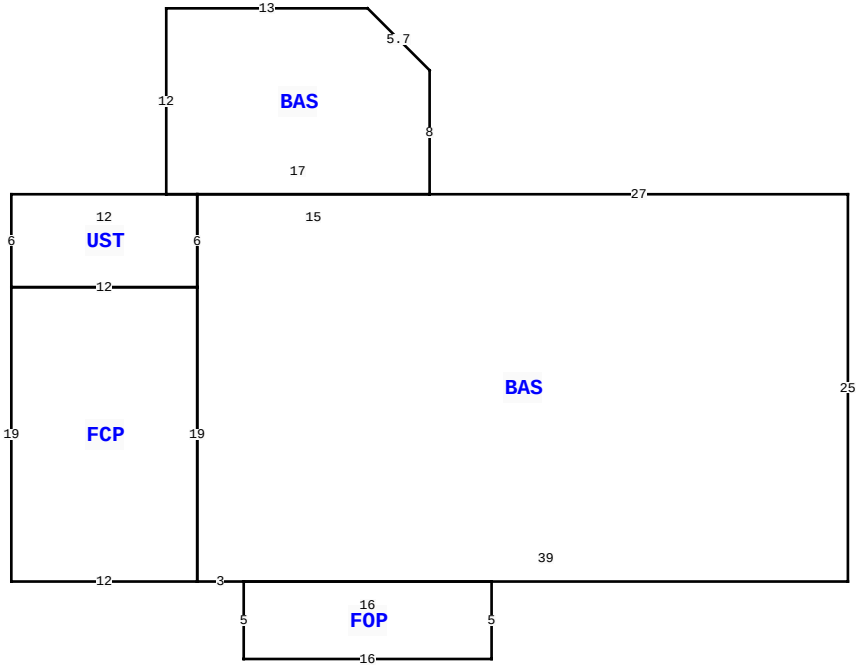
NEIGHBORHOOD/LOC 34316.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	196	100		196	18,145
BAS	1,050	100		1,050	97,209
FCP	228	25		57	5,277
FOP	80	30		24	2,222
UST	72	45		32	2,963
TOTALS	1,626			1,359	125,815

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,359	129.4800	142.43	193,562	1972	1972	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2025 Heated Area: 1246 HX Base Yr



234 SW HAVANNA WAY, 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	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	130	
2	0021	BARN,FR AE	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,000	
3	0104	GENERATOR	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2023	2022		80	4,800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	125,815
TOTAL MARKET OB/XF VALUE	5,930
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	150,245
SOH/AGL Deduction	0
ASSESSED VALUE	150,245
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	150,245
TOTAL JUST VALUE	150,245
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	142,163

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4179	MAINT/ALTR	0	06/23/2016
27567	ADDN SFR	127	01/13/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1571/2732	6/26/2026	WD	Q	I	01	205,000
GRANTOR: LARSON JAMES W						
GRANTEE: MURRAY DAVID						
1415/0631	7/01/2020	LE	U	I	14	100
GRANTOR: HARRIET A LARSON (ENH						
GRANTEE: JAMES W LARSON & ET						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W27 BAS= N8 L4 U4 W13 S12 E17$ W15 UST= W12 S6 E12 N6$S6 FCP= W12 S19 E12 N19$ S19E3FOP= S5 E16 N5 W16$ E39 N25$.

LAND DESCRIPTION

TOTAL OB/XF 5,930

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	0		RSF-1	88.00	175.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 10/26/2026 BY TP Total Acres: 0.35 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS