LOT 3 & 4 BLOCK 3 PINEMOUNT VILL
WD 1134-907, CT 1222-1744, WD 12

CRAY TIFFANY
179 SW ANN PL
LAKE CITY, FL 32024

2026

34-3S-16-02474-002

BUILDING CHARACTERISTICS

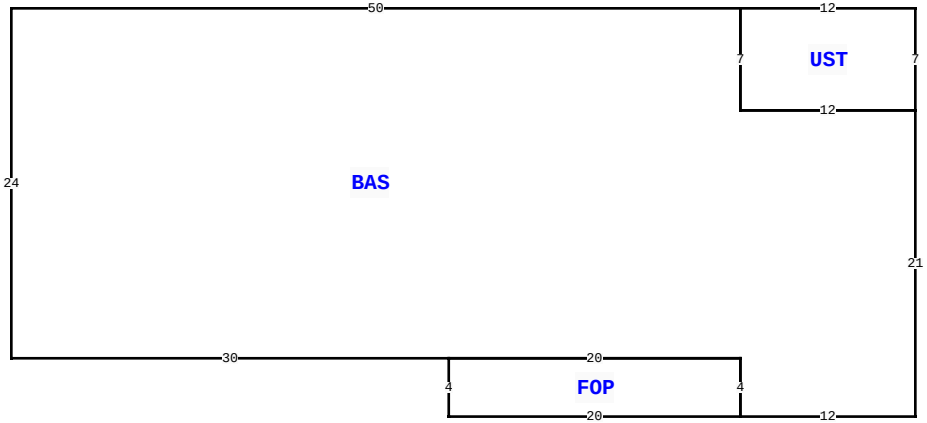
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	34316.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,452	100		1,452	126,309
FOP	80	30		24	2,088
UST	84	45		38	3,306
TOTALS	1,616			1,514	131,702

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,514	119.4930	133.83	202,619	1972	1980	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2021 Heated Area: 1452 HX Base Yr 2021



179 SW ANN PL, 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	0021	BARN,FR AE	0	100	18	24	1.00	UT	0.00	0.00	100	0	0	3	100	3,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	131,702
TOTAL MARKET OB/XF VALUE	3,000
TOTAL LAND VALUE - MARKET	31,450
TOTAL MARKET VALUE	166,152
SOH/AGL Deduction	40,283
ASSESSED VALUE	125,869
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	74,458
TOTAL JUST VALUE	166,152
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	166,152

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1416/2389	7/29/2020	WD	Q	I	01	154,900
GRANTOR: DONALD MAILLOUX & JAC						
GRANTEE: TIFFANY CRAY						
1263/1304	8/21/2013	WD	Q	I	01	108,500
GRANTOR: BRADLEY NEAL (SINGLE)						
GRANTEE: DONALD MAILLOUX & J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W50 S24 E30 FOP= S4 E20N4 W20$ E20 S4 E12 N21 UST= N7 W12 S7 E12$ W12 N7$.

LAND DESCRIPTION

TOTAL OB/XF 3,000

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-	1250.00	175.00	2.00	LT		1.00	1.00	0.85	18,500.00	15,725.00	31,450							

REVIEW DATE 06/07/2023 BY KS Total Acres: 1.00 Total Land Value: 31,450 Market: 0 Agricultural: 0 Common: 31,450 PRINTED 06/19/2026 BY SYS