LOTS 1 & 2 BLOCK 4 PINEMOUNT VIL
365-27, 761-1161, PB 915-224, DC

JENKINS MELISSA
211 SW HAVANNA WAY
LAKE CITY, FL 32024

2027

34-3S-16-02474-005

BUILDING CHARACTERISTICS

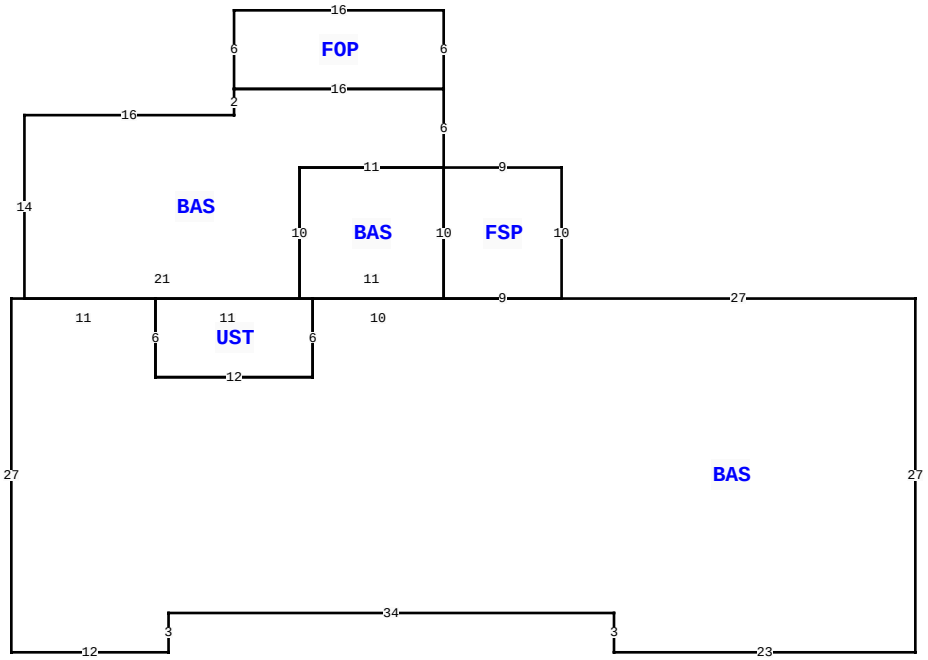
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 90
Interior Wall	04	PLYWOOD 10
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
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	110	100		110	8,652
BAS	370	100		370	29,101
BAS	1,689	100		1,689	132,840
FOP	96	30		29	2,281
FSP	90	40		36	2,831
UST	72	45		32	2,517
TOTALS	2,427			2,266	178,221

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,266	109.9980	121.00	274,186	1971	1971	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2021 Heated Area: 2169 HX Base Yr 2021



211 SW HAVANNA WAY, 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	178,221
TOTAL MARKET OB/XF VALUE	25,841
TOTAL LAND VALUE - MARKET	55,500
TOTAL MARKET VALUE	259,562
SOH/AGL Deduction	72,815
ASSESSED VALUE	186,747
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	135,336
TOTAL JUST VALUE	259,562
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	262,802

LAND:1:1: 2.20 AC. ON SMALL LAKE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050270	Additions	81,100	07/02/2024
41181	GENERATOR		01/20/2021
33185	ADDN SFR	204	07/15/2015
32022	POOL	175	06/06/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1374/0980	12/13/2018	WD	U	I	11	100
GRANTOR: HANNA SINES & MELISSA						
GRANTEE: MELISSA JENKINS						
1242/0732	9/25/2012	WD	U	I	12	47,500
GRANTOR: MIDFIRST BANK						
GRANTEE: HANNA SINES & MELIS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W27 FSP= N10 W9 S10 E9$ W9 BAS= N10 W11 S10 E11 $ W10
UST= W1 BAS= N10 E11 N6 FOP= N6 W16 S6 E16$ W16 S2 W16 S14
E21$ W11 S6 E12 N6$ S6 W12 N6 W11 S27 E12 N3 E34 S3 E23 N27$.

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	100	
2	0296	SHED METAL	0	100	12	14	168.00	UT	5.00	5.00	30	1993	1993	3	30	252	
3	0280	POOL R/CON	0	100	11	20	220.00	UT	70.00	70.00	100	2014	2014	3	76	11,704	
4	0282	POOL ENCL	0	100	27	29	783.00	UT	15.00	15.00	100	2014	2014	3	45	5,285	
5	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,200	
6	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	600	
7	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	
8	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2021	2020		70	4,200	
9	0060	CARPORT F	0	100	0	0	1.00	UT	2,200.00	2,200.00	100	2023	2022		100	2,200	

LAND DESCRIPTION

TOTAL OB/XF 25,841

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-	1297.00	362.00	2.00	LT		1.00	1.00	1.50	18,500.00	27,750.00	55,500							

REVIEW DATE 06/07/2023 BY KS Total Acres: 2.47 Total Land Value: 55,500 Market: 0 Agricultural: 0 Common: 55,500 PRINTED 11/17/2026 BY SYS