

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

2024

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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	110	100	110	8,022
BAS	370	100	370	26,984
BAS	1,689	100	1,689	123,179
FOP	96	30	29	2,115
FSP	90	40	36	2,625
UST	72	45	32	2,334

TOTALS 2,427 2,266 165,259

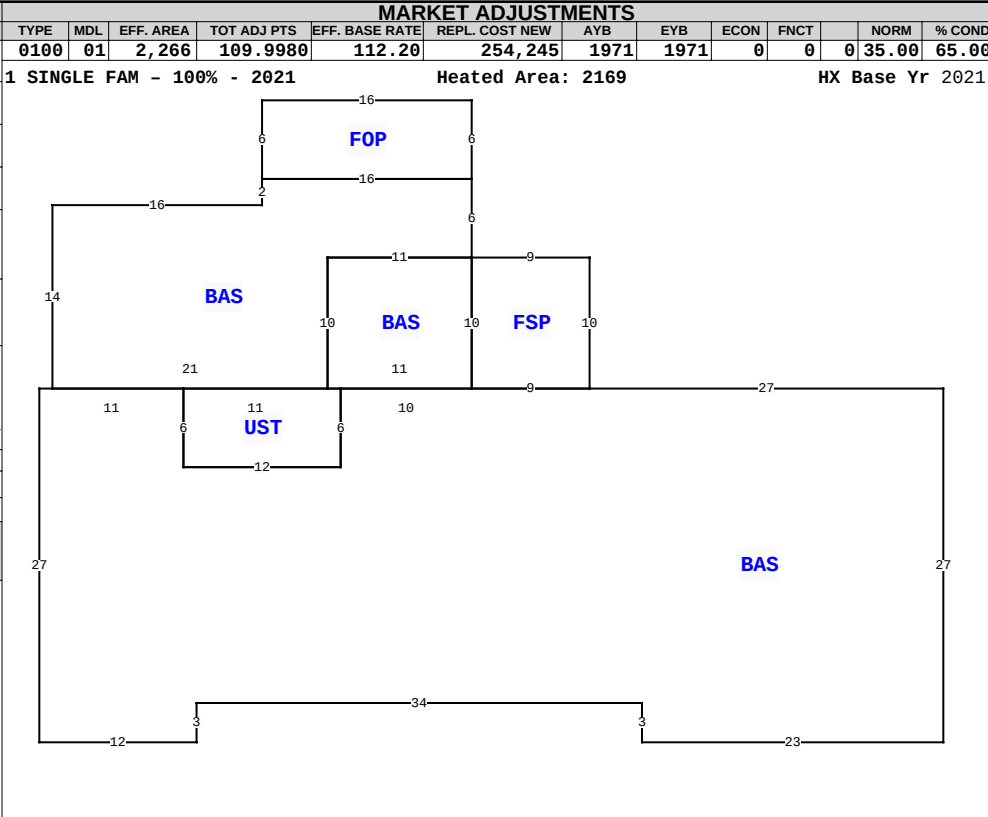
EXTRA FEATURES

L N	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	82	12,628	
4	0282	POOL ENCL	0	100	27	29	783.00	UT	15.00	15.00	100	2014	2014	3	52	6,107	
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		80	4,800	
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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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



211 SW HAVANNA WAY, LAKE CITY

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

04/21/2023 MLU

COLUMBIA COUNTY PROPERTY

VALUATION SUMMARY		PAGE 1 of 1	2
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		165,259	
TOTAL MARKET OB/XF VALUE		28,187	
TOTAL LAND VALUE - MARKET		55,500	
TOTAL MARKET VALUE		248,946	
SOH/AGL Deduction		77,380	
ASSESSED VALUE		171,566	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		121,566	
TOTAL JUST VALUE		248,946	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		240,421	

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

PERMIT NUM	DESCRIPTION	AMT	ISSUED
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\$.

TOTAL OB/XF 28,187

Total Acres: 2.47 Total Land Value: 55,500

Market: 0

Agricultural: 0

Common: 55,500

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