

LOT 7 PINE FOREST S/D.
ORB 804-975, 901-1277, WD 1368-2

SCHRAUD JENNIFER
276 SW PINE FOREST CT
LAKE CITY, FL 32024

2022

09-4S-16-02829-057



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units	0	100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

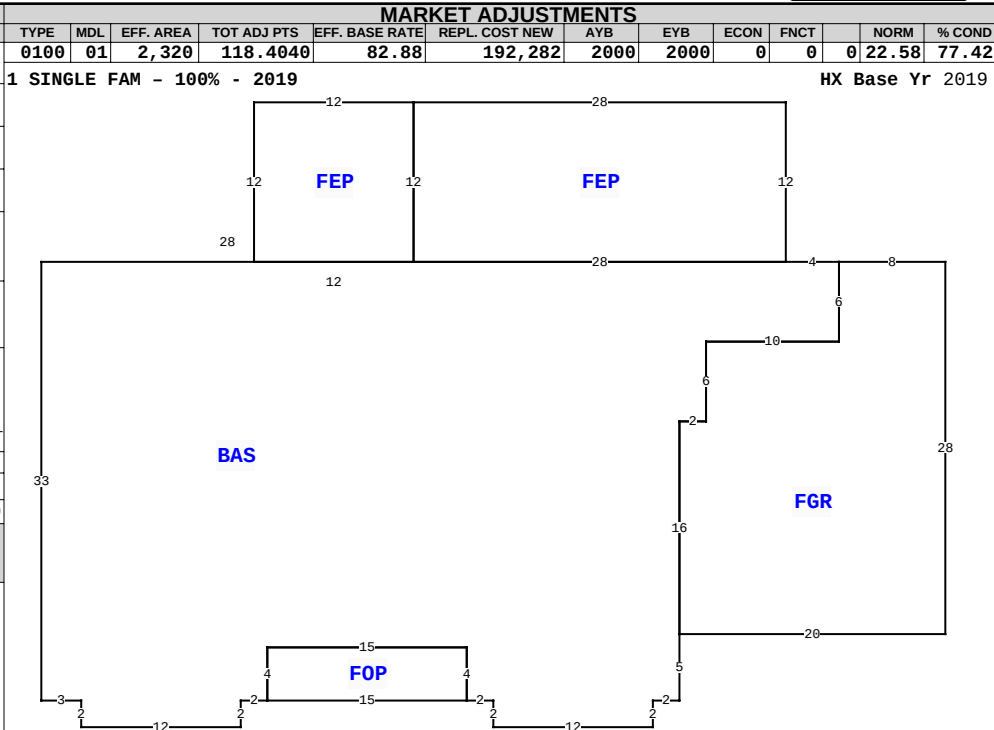
Quality	05	05
DOR CODE	0100 SINGLE FAMILY	
MAP NUM		MKT AREA 06
NEIGHBORHOOD	9416.0200	1.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,656	100	1,656	106,258
FEP	144	80	115	7,379
FEP	336	80	269	17,261
FGR	476	55	262	16,812
FOP	60	30	18	1,155

TOTALS	2,672		2,320	148,865
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0166	CONC, PAVMT	0 100	0	0	1,367.00	UT	1.50	1.50
2	0280	POOL R/CON	0 100	14	28	392.00	UT	38.00	38.00
3	0166	CONC, PAVMT	0 100	0	0	694.00	UT	2.00	2.00
4	0169	FENCE/WOOD	0 100	0	0	1.00	UT	0.00	0.00

LAND DESCRIPTION									
L N	USE CODE	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE
1	0100	SFR	100		00	0.00	0.00	1.00	LT



276 SW PINE FOREST Ct, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
100	2000	2000	3	100	2,051	
100	2002	2002	3	50	7,448	
100	2002	2002	3	100	1,388	
100	2019	2019	3	100	2,500	

TOTAL OB/XF									
13,387									

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			148,865
TOTAL MARKET OB/XF VALUE			13,387
TOTAL LAND VALUE - MARKET			13,900
TOTAL MARKET VALUE			176,152
SOH/AGL Deduction			7,476
ASSESSED VALUE			168,676
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE			118,676
TOTAL JUST VALUE			176,152
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			178,228
LAND:1:1: 1.01 AC			

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1368/2652	9/17/2018	WD	Q	I	01
					SALE PRICE
					190,000
GRANTOR: LAURA HOOD & CHRISTIN					
GRANTEE: JENNIFER SCHRAUD &					
0901/1277	4/28/2000	WD	Q	I	
					94,900
GRANTOR: D CRAPPS & J CASTAGNA					
GRANTEE: LAURA HOOD & CHRIST					

BUILDING NOTES									

BUILDING DIMENSIONS									
FEP= N12 W28 S12 E28\$ BAS= W28 FEP= N12W12 S12 E12\$ W28 S33 E3 S2 E12N2 E2 FOP= E15 N4 W15 S4\$ N4 E15 S4 E2 S2 E12 N2 E2 N5 FGR= E20 N28 W8 S6 W10 S6 W2 S16\$ N16 E2 N6 E10 N6 W4\$.									