W 1/2 OF LOT 26 & ALL OF LOT 27
COUNTRY 6TH ADDITION.

BRANCH WILSON MICHAEL/BRANCH JULIA BUIE
244 SW PINEHURST DR
LAKE CITY, FL 32024

2025

21-4S-16-03087-127

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

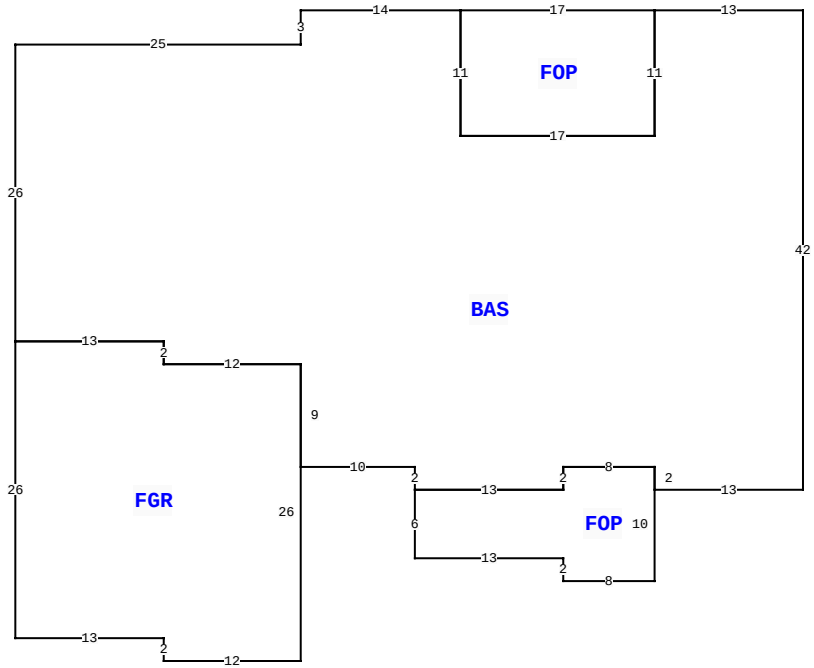
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	21416.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,299	100		2,299	297,446
FGR	650	55		358	46,318
FOP	158	30		47	6,081
FOP	187	30		56	7,246
TOTALS	3,294			2,760	357,090

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	CV	NORM	% COND
0100	01	2,760	121.5984	136.19	375,884	2020	2020	0	0	1	4.00	95.00

1 SINGLE FAM 100% - 2021 Heated Area: 2299 HX Base Yr 2021



244 SW PINEHURST DR, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		357,090
TOTAL MARKET OB/XF VALUE		6,095
TOTAL LAND VALUE - MARKET		39,750
TOTAL MARKET VALUE		402,935
SOH/AGL Deduction		127,246
ASSESSED VALUE		275,689
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		224,967
TOTAL JUST VALUE		402,935
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		384,146

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40310	STORAGE	0	08/07/2020
39159	SFR	0	02/26/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1400/0084	11/25/2019	WD	Q	V	03	16,800
GRANTOR: ALEX & BLONDINA STEVE						
GRANTEE: WILSON MICHAEL & JU						
1395/1319	9/30/2019	WD	Q	V	03	33,500
GRANTOR: ALEX & BLONDINA STEVE						
GRANTEE: WILSON MICHAEL & JU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 FOP= W17 S11 E17 N11$ S11 W17 N11 W14 S3 W25 S26
FGR= S26 E13 S2 E12 N26 W12 N2 W13$ E13 S2 E12 S9 E10 S2 FOP=
S6 E13 S2 E8 N10 W8 S2 W13$ E13 N2 E8 S2 E13 N42$.

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	2,042.00	UT	2.25	2.25	100	2020	2020	3	100	4,595	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2021	2020		100	1,500	

LAND DESCRIPTION

TOTAL OB/XF 6,095

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-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	26,500.00	26,500.00	26,500							
2	0000	C	VAC RES	100		RSF-2	0.00	0.00	0.50	LT		1.00	1.00	1.00	26,500.00	26,500.00	13,250							

REVIEW DATE 04/18/2025 BY KS Total Acres: 1.02 Total Land Value: 39,750 Market: 0 Agricultural: 0 Common: 39,750 PRINTED 08/20/2025 BY SYS