



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	90
Interior Floo	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Stories	1.	1.	100
Architectual	01	CONV	100
Units		0	100
Condition Adj	04	04	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1415.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,216	100	
TOTALS	1,216		85,867

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0202	02	1,216	129.6900	128.39	156,122	1995	1995	0	0	45.00	55.00	
1 MANUF 2 0% - 2021 Heated Area: 1216 HX Base Yr												
<div style="border: 1px solid black; padding: 10px; text-align: center;"> <p>76</p> <p>15</p> <p>BAS</p> <p>16</p> <p>76</p> </div>												
4152 SW PINEMOUNT RD, LAKE CITY												
			BLD DATE				LGL DATE					
			XF DATE				LAND DATE	04/07/2025 MLU				
			INC DATE				AG DATE					

COLUMBIA COUNTY PROPERTY			PAGE 1 of 2	3
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE			252,385	
TOTAL MARKET OB/XF VALUE			12,200	
TOTAL LAND VALUE - MARKET			55,110	
TOTAL MARKET VALUE			319,695	
SOH/AGL Deduction			0	
ASSESSED VALUE			319,695	
TOTAL EXEMPTION VALUE			0	
BASE TAXABLE VALUE			319,695	
TOTAL JUST VALUE			319,695	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			323,201	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043607	Mobile Home		01/28/2022
10335	M H	125	10/16/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1423/1493	11/02/2020	WD	Q	I	01	95,000
GRANTOR: JAMES HIETT & TERA AD						
GRANTEE: CORY PRESTON MAYS &						
1383/1672	4/10/2019	WD	Q	I	01	100,000
GRANTOR: ERNA YEAGER						
GRANTEE: JAMES HIETT & TERA						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W76 S16 E76 N16\$.

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	1995
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2005
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	1995
4	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2016
5	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2016
6	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100	2023

LAND DESCRIPTION													TOTAL OB/XF												
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	0200	C	MBL HM	0		A-1	0.00	0.00	5.01	AC		1.00	1.00	1.00	11,000.00	11,000.00	55,110								

