

HUESMAN RYAN HEATH/HUESMAN ALLYSON ALLEN
4310 SW PINEMOUNT RD
LAKE CITY, FL 32024

01-4S-15-00315-000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2									
ELEMENT CD										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND										VALUATION BY STANDARD									
Exterior Wall 19 COMMON BRK 100										0100 01 4,141 104.2750 116.79 483,627 1970 1970 0 0 35.00 65.00										Tax Group: 3 Tax Dist:									
Roof Structur 03 GABLE/HIP 100										1 SINGLE FAM 100% - 2021 Heated Area: 3774 HX Base Yr 2021										BUILDING MARKET VALUE 314,358									
Roof Cover 05 COMP SHNGL 100																				TOTAL MARKET OB/XF VALUE 15,916									
Interior Wall 05 DRYWALL 100																				TOTAL LAND VALUE - MARKET 66,000									
Interior Floo 14 CARPET 90																				TOTAL MARKET VALUE 342,674									
Interior Floo 06 VINYL ASB 10																				SOH/AGL Deduction 65,071									
Air Condition 03 CENTRAL 100																				ASSESSED VALUE 277,603									
Heating Type 04 AIR DUCTED 100																				TOTAL EXEMPTION VALUE HX HB 50,722									
Bedrooms 3 100																				BASE TAXABLE VALUE 226,881									
Bathrooms 2 100																				TOTAL JUST VALUE 396,274									
Frame 01 NONE 100																				NCON VALUE 0									
Stories 1. 1. 100																				INCOME VALUE									
Architectual 05 CONV 100																				PREVIOUS YEAR MKT VALUE 396,274									
Units 0 100																													
Condition Adj 03 03 100																													
Kitchen Adjus 01 01 100																													
Quality 05 05																													
DOR CODE 5000 IMPROVED AG																													
MAP NUM MKT AREA 01																													
NEIGHBORHOOD/LOC 1415.00 1.00/																													
AREA TYPE TOTAL GROSS AREA PCT OF BASE YEAR TOT ADJ AREA SUBAREA MARKET VALUE																													
BAS 3,774 100 3,774 286,497																													
FGR 528 55 290 22,015																													
FOP 258 30 77 5,845																													
TOTALS 4,560 4,141 314,358																													
EXTRA FEATURES										4310 SW PINEMOUNT RD, LAKE CITY																			
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										BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 04/07/2025 MLU																			
1 0294 SHED WOOD/ 0 100 12 12 1.00 UT 0.00 0.00 100 1970 1970 3 100 400																													
2 0294 SHED WOOD/ 0 100 8 9 1.00 UT 0.00 0.00 100 1970 1970 3 100 200																													
3 0294 SHED WOOD/ 0 100 0 0 1.00 UT 0.00 0.00 100 1970 1970 3 100 700																													
4 9910 RV SITE/RE 0 100 0 0 1.00 UT 2,000.00 2,000.00 100 0 0 3 100 1,150																													
5 0080 DECKING 0 100 15 38 570.00 UT 0.98 0.98 100 0 0 3 100 556																													
6 0261 PRCH, UOP 0 100 8 47 1.00 UT 0.00 0.00 100 0 0 3 100 564																													
7 0296 SHED METAL 0 100 12 16 1.00 UT 0.00 0.00 100 0 0 3 100 300																													
8 0252 LEAN-TO W/ 0 100 0 0 1.00 UT 0.00 0.00 100 2005 2005 3 100 200																													
9 0040 BARN, POLE 0 100 24 48 1,152.00 UT 3.00 3.00 100 2005 2005 3 100 3,456																													
10 0166 CONC, PAVMT 0 100 0 0 1.00 UT 0.00 0.00 100 2005 2005 3 100 300																													
LAND DESCRIPTION										TOTAL OB/XF 7,826																			
L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T 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 A-1 0.00 0.00 1.00 AC 1.00 1.00 1.00 11,000.00 11,000.00 11,000																													
2 6200 A PASTURE 3 100 5.00 AC 1.00 1.00 1.00 280.00 280.00 1,400																													
3 9910 M MKT. VAL. AG 100 5.00 AC 1.00 1.00 1.00 11,000.00 11,000.00 55,000																													
REVIEW DATE 08/10/2023 BY KS										Total Acres: 6.00 Total Land Value: 12,400 Market: 55,000 Agricultural: 1,400 Common: 11,000										PRINTED 10/03/2025 BY SYS									

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