

SW1/4 OF SE1/4 EX COMM SE COR OF
N 50.03 FT TO POB, W ALONG N R/W
295.77 FT, N 147.30 FT, E 295.77

PINEMOUNT PLANTATION LLC
4506 SW PINEMOUNT RD
LAKE CITY, FL 32024

2026

01-4S-15-00315-002



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												COLUMBIA COUNTY PROPERTY																
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 3																
																		VALUATION BY STANDARD																
																		Tax Group: 3 Tax Dist:																
																		BUILDING MARKET VALUE 0																
																		TOTAL MARKET OB/XF VALUE 4,000																
																		TOTAL LAND VALUE - MARKET 160,930																
																		TOTAL MARKET VALUE 10,437																
																		SOH/AGL Deduction 1,072																
																		ASSESSED VALUE 9,365																
																		TOTAL EXEMPTION VALUE 0																
																		BASE TAXABLE VALUE 9,365																
TOTAL JUST VALUE 164,930																																		
NCON VALUE 0																																		
INCOME VALUE																																		
PREVIOUS YEAR MKT VALUE 164,930																																		
DOR CODE 6200 PASTURE CLS33																																		
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																													
																		PERMIT NUM DESCRIPTION AMT ISSUED																
																		39965 ELECTRICAL 0 06/17/2020																
TOTALS																																		
EXTRA FEATURES						4312 SW PINEMOUNT RD, LAKE CITY												BLD DATE				LGL DATE												
																		XF DATE				LAND DATE												
																		INC DATE				AG DATE												
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	9946	Well	0 0	0 0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000																				
																	BUILDING NOTES																	
																							BUILDING DIMENSIONS											
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	6200	A	PASTURE 3	0		A-1	0.00	0.00	22.99	AC		1.00	1.00	1.00	280.00	280.00	6,437																	
2	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	22.99	AC		1.00	1.00	1.00	7,000.00	7,000.00	160,930																	
REVIEW DATE 08/10/2023 BY JB																																		
Total Acres: 22.99																																		
Total Land Value: 6,437																																		
Market: 160,930																																		
Agricultural: 6,437																																		
Common: 0																																		
PRINTED 10/03/2025 BY SYS																																		