BEG NW COR SW1/4 OF SE1/4 OF SEC
1276.09 FT, E 341.79 FT, N 1276.
341.79 FT TO POB.

HUESMAN KEVIN
4506 SW PINEMOUNT RD
LAKE CITY, FL 32024

2026

01-4S-15-00315-003

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

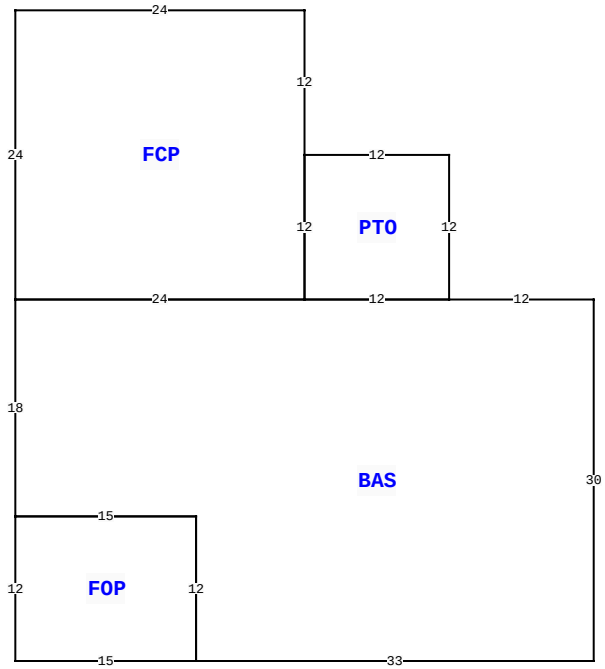
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
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	1,260	100		1,260	159,440
FCP	576	25		144	18,222
FOP	180	30		54	6,833
PTO	144	5		7	885
TOTALS	2,160			1,465	185,381

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,465	118.9320	133.20	195,138	2021	2021	0	0	0	5.00	95.00

1 SINGLE FAM 100% - 2022 Heated Area: 1260 HX Base Yr 2022



4506 SW PINEMOUNT RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		185,381
TOTAL MARKET OB/XF VALUE		1,200
TOTAL LAND VALUE - MARKET		90,090
TOTAL MARKET VALUE		198,104
SOH/AGL Deduction		19,553
ASSESSED VALUE		178,551
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		127,829
TOTAL JUST VALUE		276,671
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		279,110

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041791	New Residential C	160,000	04/23/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1383/0347	4/22/2019	WD	Q	I	04	350,000

GRANTOR: JEANETTE HIGGINBOTHAM
GRANTEE: KEVIN HUESMAN

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=50,10] S18 E15 S12 E33 N30 W12 W12 W24 $
PTO=[ORIG=74,-2] S12 E12 N12 W12 $
FCP=[ORIG=50,-14] S24 E24 N12 N12 W24 $
FOP=[ORIG=50,28] S12 E15 N12 W15 $
.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2022	2021		100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 1,200

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	6200	A	PASTURE 3	0		A-1	0.00	0.00	9.01	AC		1.00	1.00	1.00	280.00	280.00	2,523							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	9.01	AC		1.00	1.00	1.00	9,000.00	9,000.00	81,090							
3	0100	C	SFR	100					1.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	9,000							

REVIEW DATE 08/11/2023 BY KS Total Acres: 10.01 Total Land Value: 11,523 Market: 81,090 Agricultural: 2,523 Common: 9,000 PRINTED 10/03/2025 BY SYS