LOT 1 BLOCK A WESTWOOD ACRES
S/D. PROB# 82-142 ORB 750-076,
750-077, LE 758-897- DC 918-

TOOTLE ROGER SHAUN
1169 SW PINEMOUNT RD
LAKE CITY, FL 32024

2026

04-4S-16-02748-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

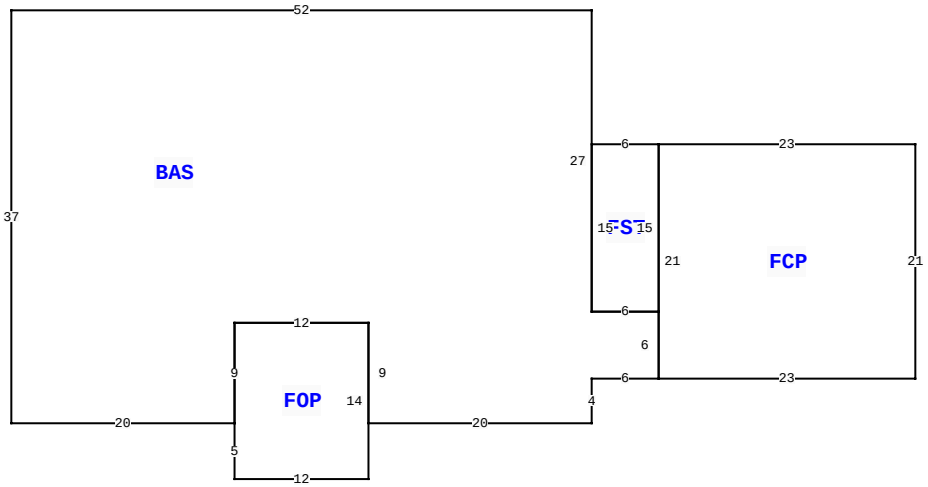
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	4416.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,852	100		1,852	148,826
FCP	483	25		121	9,723
FOP	168	30		50	4,018
FST	90	55		50	4,018
TOTALS	2,593			2,073	166,585

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,073	110.3860	123.63	256,285	1966	1966	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 1996 Heated Area: 1852 HX Base Yr 1996



1169 SW PINEMOUNT RD, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		166,585
TOTAL MARKET OB/XF VALUE		1,200
TOTAL LAND VALUE - MARKET		17,120
TOTAL MARKET VALUE		184,905
SOH/AGL Deduction		85,233
ASSESSED VALUE		99,672
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		48,950
TOTAL JUST VALUE		184,905
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		184,905

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1399/2727	11/06/2019	WD	U	I	11	100

GRANTOR: DEBBIE MARIE TOOTLE

GRANTEE: ROGER SHAUN TOOTLE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 S37 E20 FOP= S5 E12N14W12 S9$ N9 E12 S9 E20 N4
E6FCP= E23 N21 W23 S21$ N6 FST= N15 W6 S15 E6$ W6 N27$.

EXTRA FEATURES

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2017	2017	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 1,200

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	2.14	AC		1.00	1.00	1.00	8,000.00	8,000.00	17,120							

REVIEW DATE 10/11/2023 BY KS Total Acres: 2.14 Total Land Value: 17,120 Market: 0 Agricultural: 0 Common: 17,120 PRINTED 11/07/2025 BY SYS