SE1/4 OF NW1/4 AS LIES S OF CR-2
FOR RD R/W.

NGAI WAN BING
1485 SW PINEMOUNT RD
LAKE CITY, FL 32024

2026

04-4S-16-02770-000

BUILDING CHARACTERISTICS

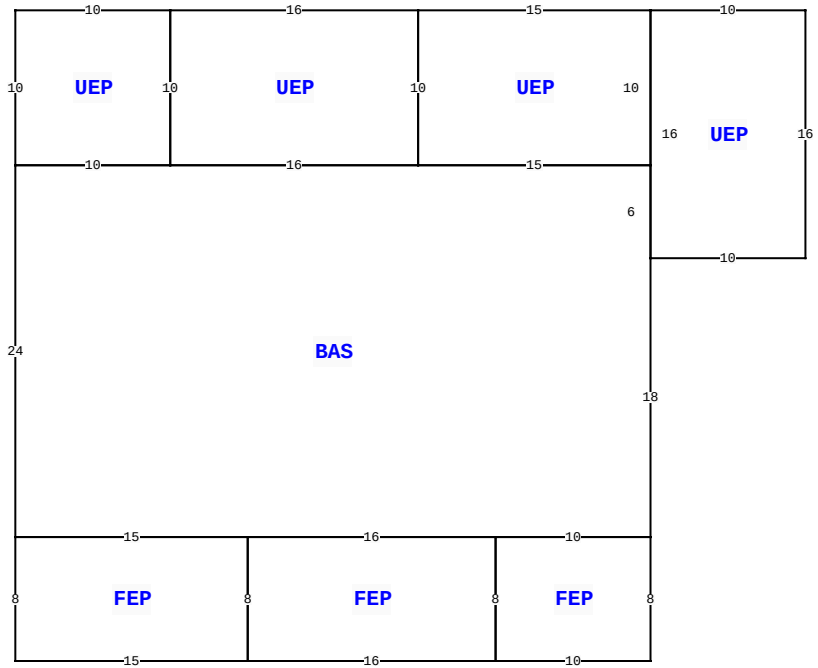
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	01	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	0102	SFRES/MOBILE HOME
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	4416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	984	100		984	77,583
FEP	80	80		64	5,046
FEP	120	80		96	7,569
FEP	128	80		102	8,042
UEP	100	60		60	4,731
UEP	150	60		90	7,096
UEP	160	60		96	7,569
UEP	160	60		96	7,569
TOTALS	1,882			1,588	125,206

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,588	108.3060	121.30	192,624	1989	1989	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 984 HX Base Yr



1485 SW PINEMOUNT RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/23/2021 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 6 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	235,291
TOTAL MARKET OB/XF VALUE	36,088
TOTAL LAND VALUE - MARKET	22,930
TOTAL MARKET VALUE	294,309
SOH/AGL Deduction	0
ASSESSED VALUE	294,309
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	294,309
TOTAL JUST VALUE	294,309
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	294,309

XFOB:1:1: OLD HOUSE USED AS STORAGE

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1152/2541	6/20/2008	WD	Q	I	03	30,000
GRANTOR: EDWARD E EADES & FELI						
GRANTEE: WAN BING NGAI						
1152/2538	6/20/2008	WD	Q	I	03	110,000
GRANTOR: EDWARD E EADES & FELI						
GRANTEE: WAN BING NGAI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 UEP= N10 W16 S10 E16$ W16 UEP= N10 W10 S10 E10$ W10S24 FEP= S8 E15 N8 W15$ E15 FEP= S8 E16 N8 W16$ E16 FEP= S8 E10 N8 W10 $ E10 N18 UEP= E10 N16 W10 S16$ N6 UEP= N10 W15 S10 E15$.

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	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	50	
2	0030	BARN,MT	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,600	
3	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	400	
4	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
5	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	
6	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
7	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	
8	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
9	0261	PRCH, UOP	0	0	10	20	200.00	UT	7.00	7.00	100	2014	2014	3	100	1,400	
10	0031	BARN,MT AE	0	0	18	28	504.00	UT	10.00	10.00	100	2014	2014	3	100	5,040	

TOTAL OB/XF 25,690

LAND DESCRIPTION

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	9600	C	WASTELAND	0		A-1	0.00	0.00	5.00	AC		1.00	1.00	1.00	175.00	175.00	875							
2	0100	C	SFR	0		A-1	0.00	0.00	4.01	AC		1.00	1.00	1.00	5,500.00	5,500.00	22,055							

REVIEW DATE 10/11/2023 BY JB Total Acres: 9.01 Total Land Value: 22,930 Market: 0 Agricultural: 0 Common: 22,930 PRINTED 11/05/2025 BY SYS

SE1/4 OF NW1/4 AS LIES S OF CR-2
FOR RD R/W.

NGAI WAN BING
1485 SW PINEMOUNT RD
LAKE CITY, FL 32024

2026

04-4S-16-02770-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	05	05

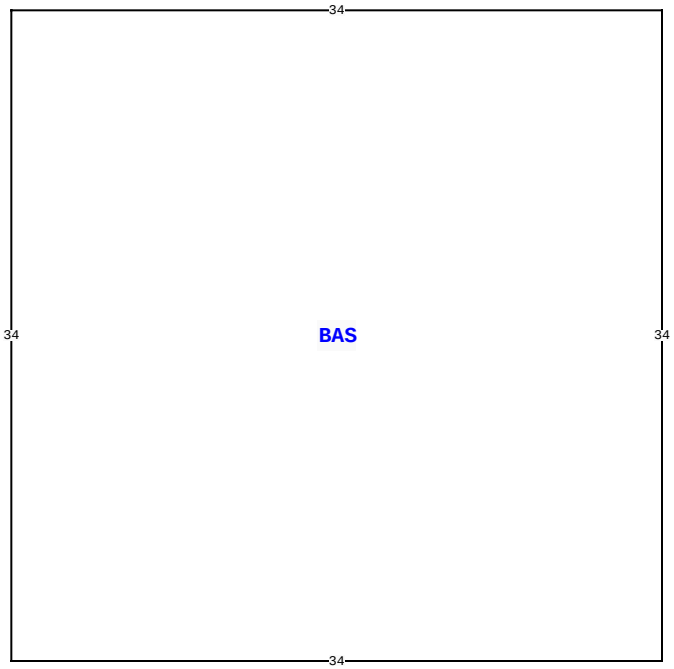
DOR CODE	0102	SFRES/MOBILE HOME	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	4416.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,156	100		1,156	72,210
TOTALS	1,156			1,156	72,210

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,156	85.8000	96.10	111,092	1960	1960	0	0	0	35.00	65.00

2 SINGLE FAM 0% - 0 Heated Area: 1156 HX Base Yr



1485 SW PINEMOUNT RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/23/2021 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 2 of 6 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	235,291
TOTAL MARKET OB/XF VALUE	36,088
TOTAL LAND VALUE - MARKET	22,930
TOTAL MARKET VALUE	294,309
SOH/AGL Deduction	0
ASSESSED VALUE	294,309
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	294,309
TOTAL JUST VALUE	294,309
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	294,309

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1152/2541	6/20/2008	WD	Q	I	03	30,000
GRANTOR: EDWARD E EADES & FELI						
GRANTEE: WAN BING NGAI						
1152/2538	6/20/2008	WD	Q	I	03	110,000
GRANTOR: EDWARD E EADES & FELI						
GRANTEE: WAN BING NGAI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W34 S34 E34 N34$.

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
11	0252	LEAN-TO W/	0	0	18	46	828.00	UT	1.50	1.50	100	2014	2014	3	100	1,242	
12	0261	PRCH, UOP	0	0	11	28	308.00	UT	7.00	7.00	100	2014	2014	3	100	2,156	
13	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	2,500	
14	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	4,000	
15	0262	PRCH,FOP	0	0	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 10,398

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

REVIEW DATE 10/11/2023 BY JB Total Acres: 9.01 Total Land Value: 22,930 Market: 0 Agricultural: 0 Common: 22,930 PRINTED 11/05/2025 BY SYS

SE1/4 OF NW1/4 AS LIES S OF CR-2
FOR RD R/W.

NGAI WAN BING
1485 SW PINEMOUNT RD
LAKE CITY, FL 32024

2026

04-4S-16-02770-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	01	FLAT 100
Roof Cover	02	ROLL COMP 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		1 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	04	04

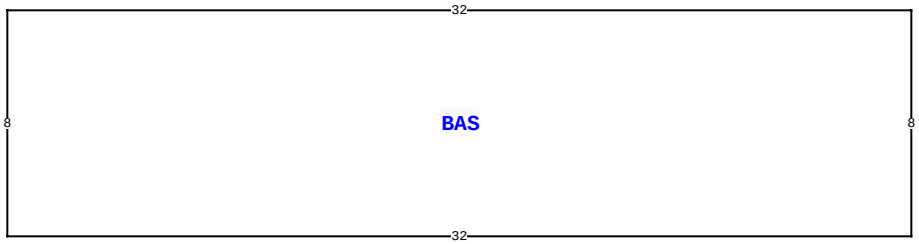
DOR CODE 0102 SFRES/MOBILE HOME
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 4416.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	256	100		256	11,681
TOTALS	256			256	11,681

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	256	88.2550	82.96	21,238	1989	1989	0	0	0	45.00	55.00

3 MANUF 1 0% - 0 Heated Area: 256 HX Base Yr



1485 SW PINEMOUNT RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/23/2021 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	235,291
TOTAL MARKET OB/XF VALUE	36,088
TOTAL LAND VALUE - MARKET	22,930
TOTAL MARKET VALUE	294,309
SOH/AGL Deduction	0
ASSESSED VALUE	294,309
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	294,309
TOTAL JUST VALUE	294,309
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	294,309

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1152/2541	6/20/2008	WD	Q	I	03	30,000
GRANTOR: EDWARD E EADES & FELI						
GRANTEE: WAN BING NGAI						
1152/2538	6/20/2008	WD	Q	I	03	110,000
GRANTOR: EDWARD E EADES & FELI						
GRANTEE: WAN BING NGAI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W32 S8 E32 N8$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 10/11/2023 BY JB Total Acres: 9.01 Total Land Value: 22,930 Market: 0 Agricultural: 0 Common: 22,930 PRINTED 11/05/2025 BY SYS

SE1/4 OF NW1/4 AS LIES S OF CR-2
FOR RD R/W.

NGAI WAN BING
1485 SW PINEMOUNT RD
LAKE CITY, FL 32024

2026

04-4S-16-02770-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	01	FLAT 100
Roof Cover	02	ROLL COMP 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	04	04

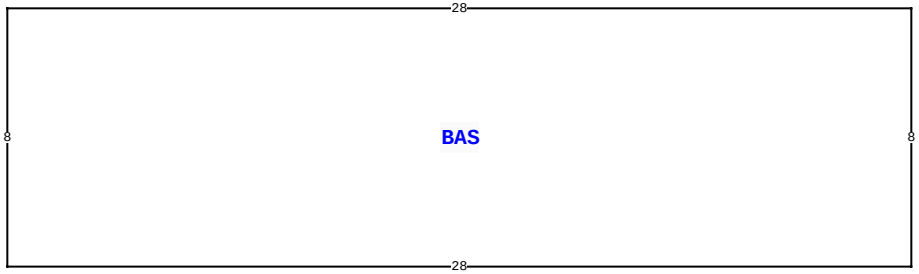
DOR CODE	0102	SFRES/MOBILE HOME	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	4416.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	224	100		224	10,330
TOTALS	224			224	10,330

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	224	89.2050	83.85	18,782	1989	1989	0	0	0	45.00	55.00

4 MANUF 1 0% - 0 Heated Area: 224 HX Base Yr



1485 SW PINEMOUNT RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/23/2021 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	235,291
TOTAL MARKET OB/XF VALUE	36,088
TOTAL LAND VALUE - MARKET	22,930
TOTAL MARKET VALUE	294,309
SOH/AGL Deduction	0
ASSESSED VALUE	294,309
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	294,309
TOTAL JUST VALUE	294,309
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	294,309

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1152/2541	6/20/2008	WD	Q	I	03	30,000
GRANTOR: EDWARD E EADES & FELI						
GRANTEE: WAN BING NGAI						
1152/2538	6/20/2008	WD	Q	I	03	110,000
GRANTOR: EDWARD E EADES & FELI						
GRANTEE: WAN BING NGAI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W28 S8 E28 N8$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 10/11/2023 BY JB Total Acres: 9.01 Total Land Value: 22,930 Market: 0 Agricultural: 0 Common: 22,930 PRINTED 11/05/2025 BY SYS

SE1/4 OF NW1/4 AS LIES S OF CR-2
FOR RD R/W.

NGAI WAN BING
1485 SW PINEMOUNT RD
LAKE CITY, FL 32024

2026

04-4S-16-02770-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	01	FLAT 100
Roof Cover	02	ROLL COMP 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	04	04

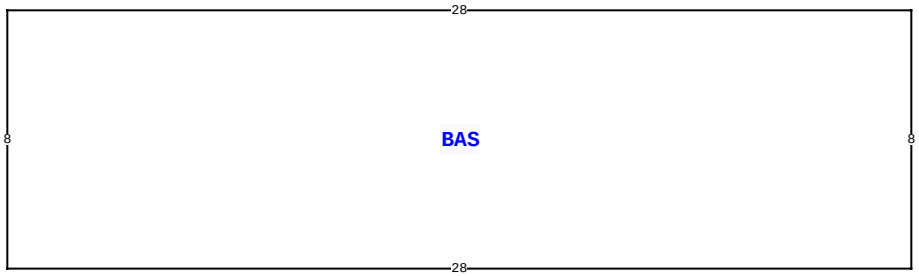
DOR CODE 0102 SFRES/MOBILE HOME
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 4416.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	224	100		224	10,330
TOTALS	224			224	10,330

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	224	89.2050	83.85	18,782	1989	1989	0	0	0	45.00	55.00

5 MANUF 1 0% - 0 Heated Area: 224 HX Base Yr



1485 SW PINEMOUNT RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/23/2021 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 5 of 6 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	235,291
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TOTAL LAND VALUE - MARKET	22,930
TOTAL MARKET VALUE	294,309
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ASSESSED VALUE	294,309
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	294,309
TOTAL JUST VALUE	294,309
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	294,309

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1152/2541	6/20/2008	WD	Q	I	03	30,000
GRANTOR: EDWARD E EADES & FELI						
GRANTEE: WAN BING NGAI						
1152/2538	6/20/2008	WD	Q	I	03	110,000
GRANTOR: EDWARD E EADES & FELI						
GRANTEE: WAN BING NGAI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W28 S8 E28 N8$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 10/11/2023 BY JB Total Acres: 9.01 Total Land Value: 22,930 Market: 0 Agricultural: 0 Common: 22,930 PRINTED 11/05/2025 BY SYS

SE1/4 OF NW1/4 AS LIES S OF CR-2
FOR RD R/W.

NGAI WAN BING
1485 SW PINEMOUNT RD
LAKE CITY, FL 32024

2026

04-4S-16-02770-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	01	FLAT 100
Roof Cover	02	ROLL COMP 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	04	04

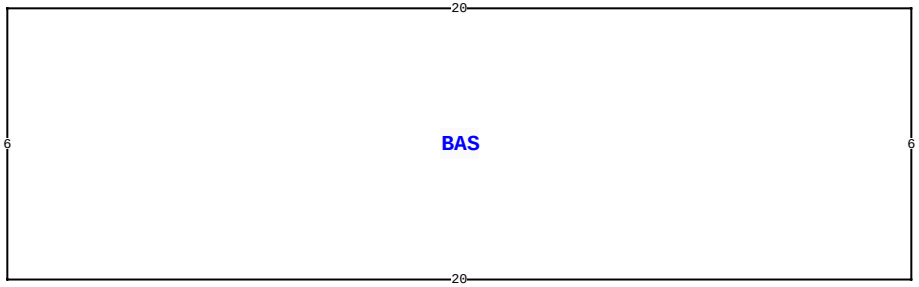
DOR CODE	0102	SFRES/MOBILE HOME	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	4416.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	120	100		120	5,534
TOTALS	120			120	5,534

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	120	89.2050	83.85	10,062	1989	1989	0	0	0	45.00	55.00

6 MANUF 1 0% - 0 Heated Area: 120 HX Base Yr



VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	235,291
TOTAL MARKET OB/XF VALUE	36,088
TOTAL LAND VALUE - MARKET	22,930
TOTAL MARKET VALUE	294,309
SOH/AGL Deduction	0
ASSESSED VALUE	294,309
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	294,309
TOTAL JUST VALUE	294,309
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	294,309

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1152/2541	6/20/2008	WD	Q	I	03	30,000
GRANTOR: EDWARD E EADES & FELI						
GRANTEE: WAN BING NGAI						
1152/2538	6/20/2008	WD	Q	I	03	110,000
GRANTOR: EDWARD E EADES & FELI						
GRANTEE: WAN BING NGAI						

1485 SW PINEMOUNT RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/23/2021 MLU
INC DATE		AG DATE	

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 S6 E20 N6$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 10/11/2023 BY JB Total Acres: 9.01 Total Land Value: 22,930 Market: 0 Agricultural: 0 Common: 22,930 PRINTED 11/05/2025 BY SYS