COMM SE COR OF SW1/4, RUN W 725.
CONT W 526 FT TO E R/W BARWICK R
ALONG R/W TO S R/W SR-252, NE AL

REGISTER AMANDA DENISE/REGISTER DANIEL PHILLIP
401 SW SLASH LN
LAKE CITY, FL 32024

2026

05-4S-16-02778-003

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	05	05

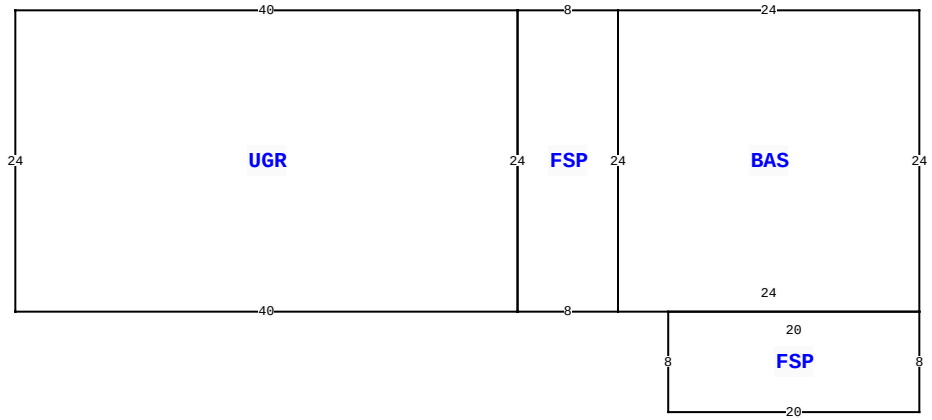
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 01
NEIGHBORHOOD/LOC 5416.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	576	100		576	72,055
FSP	160	40		64	8,006
FSP	192	40		77	9,632
UGR	960	45		432	54,041
TOTALS	1,888			1,149	143,733

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,149	122.4000	137.09	157,516	2018	2018	0	0	0	8.75	91.25

1 SINGLE FAM 100% - 2022 Heated Area: 576 HX Base Yr 2022



2655 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: 2	Tax Dist:	
BUILDING MARKET VALUE		143,733
TOTAL MARKET OB/XF VALUE		11,018
TOTAL LAND VALUE - MARKET		34,650
TOTAL MARKET VALUE		189,401
SOH/AGL Deduction		22,787
ASSESSED VALUE		166,614
TOTAL EXEMPTION VALUE	HX HB SX	100,722
BASE TAXABLE VALUE		65,892
TOTAL JUST VALUE		189,401
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		191,370

PERMIT NUM	DESCRIPTION	AMT	ISSUED
35522	SFR	261	07/07/2017
35524	GARAGE	384	07/07/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1549/2793	9/16/2025	WD	Q	I	01	345,000
GRANTOR: BREEDEN KENNETH GEORG						
GRANTEE: REGISTER AMANDA DEN						
1401/1411	12/16/2019	WD	Q	I	01	133,000
GRANTOR: MICHAEL W STONEPAINTE						
GRANTEE: KENNETH G BREEDEN J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 FSP= W8 UGR= W40 S24 E40 N24$ S24 E8 N24$ S24 E24
FSP= S8 W20 N8 E20$ N24$.

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	0296	SHED METAL	0	100	12	24	288.00	UT	9.00	9.00	100	2018	2018	3	100	2,592	
2	0166	CONC,PAVMT	0	100	0	0	813.00	UT	2.00	2.00	100	2018	2018	3	100	1,626	
3	0060	CARPORT F	0	100	0	0	1.00	UT	6,800.00	6,800.00	100	2024	2023		100	6,800	

LAND DESCRIPTION

TOTAL OB/XF 11,018

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	0100	C	SFR	100		A-1	0.00	0.00	4.50	AC		1.00	1.00	0.70	11,000.00	7,700.00	34,650							

REVIEW DATE 09/29/2023 BY JB Total Acres: 4.50 Total Land Value: 34,650 Market: 0 Agricultural: 0 Common: 34,650 PRINTED 11/18/2025 BY SYS