

BEG AT THE POINT OF INTERS OF TH
SW1/4 OF SW1/4 AND THE N R/W OF
71 W ALONG R/W 505.76 FT, N 543.

COX LAVONNE
2732 SW PINEMOUNT ROAD
LAKE CITY, FL 32024

2026

05-4S-16-02779-000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	31 VINYL SID 90
Exterior Wall	19 COMMON BRK 10
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 90
Interior Floo	15 HARDTILE 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	5000 IMPROVED AG

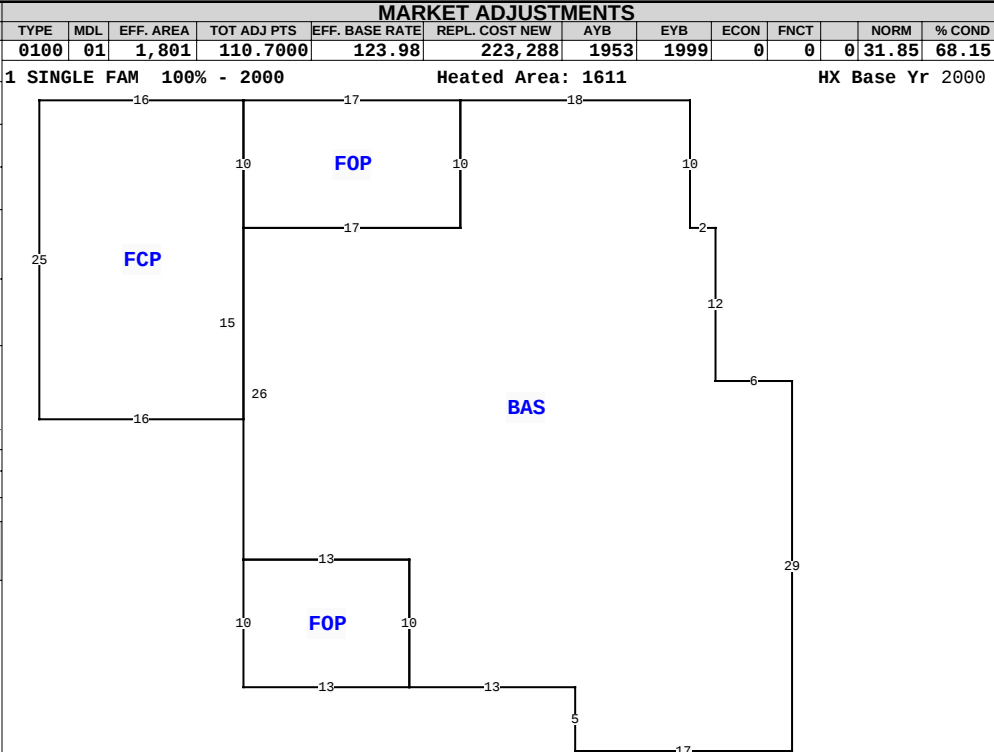
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	5416.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,611	100		1,611	136,117
FCP	400	25		100	8,449
FOP	130	30		39	3,295
FOP	170	30		51	4,309

TOTALS	2,311			1,801	152,171
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0031	BARN, MT AE	0	100	24	30	1.00	UT	0.00	0.00	
2	0166	CONC, PAVMT	0	100	0	0	538.00	UT	1.50	1.50	
3	0040	BARN, POLE	0	100	0	0	1.00	UT	0.00	0.00	
4	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	
5	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	
6	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	
7	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	
8	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	
9	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	100		A-1	0.00	0.00	1.00	AC	
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	4.21	AC	
3	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	4.21	AC	



2732 SW PINEMOUNT RD, LAKE CITY

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

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	0031	BARN, MT AE	0	100	24	30	1.00	UT	0.00	0.00	100	1999	1999	3	100	3,000	
2	0166	CONC, PAVMT	0	100	0	0	538.00	UT	1.50	1.50	100	1999	1999	3	100	807	
3	0040	BARN, POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	1,500	
4	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2006	2006	3	100	1,200	
5	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	600	
6	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	300	
7	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,200	
8	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	500	
9	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,000	

TOTAL OB/XF											
10,107											

COLUMBIA COUNTY PROPERTY											
PAGE 1 of 1											
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 2						Tax Dist:					
BUILDING MARKET VALUE						152,171					
TOTAL MARKET OB/XF VALUE						10,107					
TOTAL LAND VALUE - MARKET						57,310					
TOTAL MARKET VALUE						175,151					
SOH/AGL Deduction						45,558					
ASSESSED VALUE						129,593					
TOTAL EXEMPTION VALUE						HX HB WX					
BASE TAXABLE VALUE						73,871					
TOTAL JUST VALUE						219,588					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						222,312					

SALE:1:1: LOW FOR AREA			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
14653	SFR	295	10/22/1998

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
0877/1389	3/30/1999	WD	Q	I	01	90,000			
GRANTOR: COX & SONS CONST									
GRANTEE: JAMES R & LAVONNE C									
0850/1695	12/16/1997	WD	Q	I		60,000			
GRANTOR: BARWICK									
GRANTEE: COX & SONS CONST									

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS= W18 FOP= W17 S10 E17 N10\$ S10 W17 FCP= N10 W16 S25 E16 N15\$ S26 FOP= S10 E13 N10 W13\$ E13 S10 E13 S5 E17 N29 W6 N12 W2 N10\$.											