

COMM NE COR OF SE1/4 OF SW1/4, R
TO E R/W OF 60-FT EASEMENT, RUN
R/W CR-252, S 71 DEG W 62.67 FT

CLEEK FLOYD
2654 SW PINEMOUNT RD
LAKE CITY, FL 32024

2026

05-4S-16-02779-001



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 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
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100

Quality	03	03
DOR CODE	0200MOBILE HOME	
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	192	100		192	3,990
BAS	1,440	100		1,440	29,923
FOP	136	35		48	998
FOP	152	35		53	1,101
UOP	80	25		20	416
UOP	112	25		28	582

TOTALS	2,112			1,781	37,009
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0210	GARAGE U	0	100	0	0	1.00	UT	500.00
2	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00
4	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00
5	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00
6	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00
7	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00
8	0296	SHED METAL	0	100	0	0	1.00	UT	0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0200	C	MBL HM	100		00	0.00	0.00	10.00

REVIEW DATE 09/29/2023 BY JB

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,781	86.5890	51.95	92,523	1974	1974	0	0	0 60.00	40.00
1 MOBILE HME 100% - 2003 Heated Area: 1632 HX Base Yr 2003											

2654 SW PINEMOUNT RD, LAKE CITY	BLD DATE	LGL DATE	04/07/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	0210	GARAGE U	0	100	0	0	1.00	UT	500.00	500.00	50	1994	1994	3	50	250	
2	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	100	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	100	
5	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	50	
6	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	
7	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	800	
8	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	800	

TOTAL OB/XF										9,200							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	0200	C	MBL HM	100		00	0.00	0.00	10.00	AC		1.00	1.00	0.80	9,000.00	7,200.00	72,000

Total Acres: 10.00 Total Land Value: 72,000 Market: 0 Agricultural: 0 Common: 72,000

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE				37,009	
TOTAL MARKET OB/XF VALUE				9,200	
TOTAL LAND VALUE - MARKET				72,000	
TOTAL MARKET VALUE				118,209	
SOH/AGL Deduction				49,656	
ASSESSED VALUE				68,553	
TOTAL EXEMPTION VALUE		HX HB SX WR		68,553	
BASE TAXABLE VALUE				0	
TOTAL JUST VALUE				118,209	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				118,209	

SALE:2:1: \$.70 STAMPS
XF0B:1:1: HOLM ID#L0090HA & L0090HB ORB 789-1767
SALE:1:1: 10 AC WITH MH INCLUDED

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0945/1664	1/18/2002	WD	Q	I		50,000	
GRANTOR:WILLIAM L & KAREN LAU							
GRANTEE:FLOYD & BETTY CLEEK							
0911/1924	10/02/2000	WD	Q	I	01	100	
GRANTOR:WILLIAM & KAREN LAUGL							
GRANTEE:WILLIAM L & KAREN D							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W36 S24 E15 FOP= S8 E19 N8 W19\$ E19 FOP= S8 E17 N8 W17\$E26 N24 BAS= N8 UOP= N8 W14 S8 E14\$ W14 UOP= N8 W10 S8 E10\$ W10S8 E24\$ W24\$.									