

COMM SW COR, RUN N 43.87 FT TO N
FOR POB, CONT N 315 FT, E 210 FT
W 210 FT TO POB.

LEITZEN CHRIS/LEITZEN SUSAN
2958 SW PINEMOUNT RD
LAKE CITY, FL 32024

2026

05-4S-16-02780-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	14	CARPET 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 01
NEIGHBORHOOD/LOC	5416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	88	100		88	6,873
BAS	160	100		160	12,497
BAS	1,344	100		1,344	104,972
FOP	200	30		60	4,687
FST	144	55		79	6,170
UOP	216	20		43	3,359
USP	260	35		91	7,108
TOTALS	2,412			1,865	145,664

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	
2	0010	BARN, BLK	0	100	28	36	1,008.00	UT	4.50	4.50	
3	0296	SHED METAL	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	NOTES
1	0100	C	SFR	100		A-1	210.00	315.00	1.50	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,865	107.2820	120.16	224,098	1966	1966	0	0	0 35.00	65.00
1 SINGLE FAM 100% - 2022 Heated Area: 1592 HX Base Yr 2022											
2958 SW PINEMOUNT RD, LAKE CITY											

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

TOTAL OB/XF											
4,936											

COLUMBIA COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		145,664	
TOTAL MARKET OB/XF VALUE		4,936	
TOTAL LAND VALUE - MARKET		27,000	
TOTAL MARKET VALUE		177,600	
SOH/AGL Deduction		25,382	
ASSESSED VALUE		152,218	
TOTAL EXEMPTION VALUE		HX HB VX 55,722	
BASE TAXABLE VALUE		96,496	
TOTAL JUST VALUE		177,600	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		177,600	

BLDG:2:1: VAGABOND			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1448/580	9/17/2021	WD	Q	I	01
					SALE PRICE 145,000
GRANTOR: SMITH MICHAEL D					
GRANTEE: LEITZEN CHRIS					
1403/2085	1/16/2020	WD	U	I	37
GRANTOR: MARY EARLS					
GRANTEE: MICHAEL D SMITH					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS= W25 USP= N20 W13 S20 E13\$ W13 FST= N8 UOP= N12 W18 S12 E18\$ W18 S8 E18\$ W18 S24 FOP= S8E25 N8 W25\$ E25 BAS= S8 E20N8 W20\$ E20 BAS= S8 E11 N8 W11 \$ E11 N24\$.											