COMM AT NW COR OF SE1/4 OF SW 1/
E 250.90 FT. FOR POB CONT E 661.
S 110 FT, E 155.23 FT, S 244.22

CHENEY CHRISTOPHER WAYNE
2650 SW PINEMOUNT RD
LAKE CITY, FL 32024

2026

05-4S-16-02780-001

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	03	CONC FINSH 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	05	05

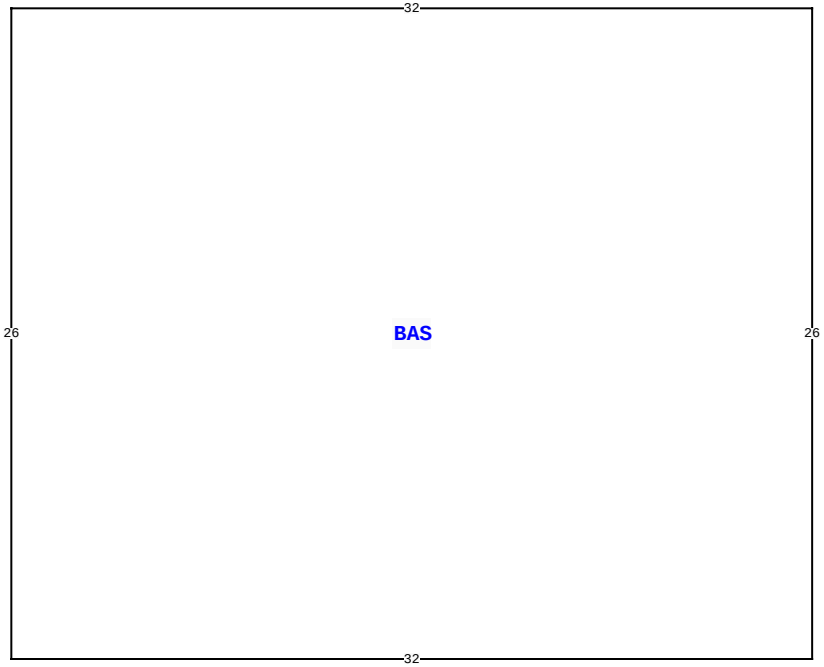
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 5416.0300 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	832	100		832	81,677
TOTALS	832			832	81,677

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	832	111.3000	124.66	103,717	2008	2008	0	0	0	21.25	78.75

3 SINGLE FAM 100% - 2014 Heated Area: 832 HX Base Yr 2014



2648 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		81,677
TOTAL MARKET OB/XF VALUE		11,568
TOTAL LAND VALUE - MARKET		79,218
TOTAL MARKET VALUE		172,463
SOH/AGL Deduction		71,952
ASSESSED VALUE		100,511
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		49,789
TOTAL JUST VALUE		172,463
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		173,760

XFOB:1:1: OLD MH USED FOR STORAGE
PRMT:6:1: LOT 5 WILSEY
PRMT:5:1: LOT 2/SCHARFF
PRMT:4:1: LOT 13/BECK

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31798	M H	576	03/10/2014
26551	SFR	293	12/27/2007
15308	PUMP/UTPOL	30	03/26/1999
13076	M H	125	09/18/1997
12398	M H	125	04/11/1997
12336	M H	125	03/31/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1244/0715	11/01/2012	WD	Q	I	01	95,000
GRANTOR: STONEPAINTER						
GRANTEE: CHRISTOPHER WAYNE C						
1011/0169	3/15/2004	WD	Q	I		72,000
GRANTOR: ROBINSON						
GRANTEE: STONEPAINTER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W32 S26 E32 N26$.

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	0010	BARN,BLK	0	0	70	29	2,030.00	UT	9.00	9.00	25	1996	1996	3	25	4,568	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 11,568

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	10.29	AC		1.00	1.00	0.85	9,000.00	7,650.00	78,718							
2	9600	C	WASTELAND	100			0.00	0.00	1.00	UT		1.00	1.00	1.00	500.00	500.00	500							

REVIEW DATE 09/29/2023 BY KS Total Acres: 10.43 Total Land Value: 79,218 Market: 0 Agricultural: 0 Common: 79,218 PRINTED 11/18/2025 BY SYS