

COMM NE COR OF SE1/4 OF SW1/4, R
S 729.72 FT TO POB, RUN N 64 DEG
18 DEG E 220.83 FT TO N N R/W CR

SMITH MARION
2620 SW PINEMOUNT RD
LAKE CITY, FL 32024

2026

05-4S-16-02780-002



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 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
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	5416.0300	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,483	100		1,483	123,579
FGR	378	55		208	17,333
FOP	88	30		26	2,166
FST	110	55		60	5,000
UOP	189	20		38	3,167
TOTALS	2,248			1,815	151,244

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0166	CONC, PAVMT	0 100	0	0	1.00	UT	0.00	0.00
2	0040	BARN, POLE	0 100	0	0	1.00	UT	100.00	100.00
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
1	0100	C	SFR	100		A-1	0.00	0.00	1.00

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,815	114.4640	128.20	232,683	1976	1976	0	0	35.00	65.00
1 SINGLE FAM 100% - 0 Heated Area: 1483 HX Base Yr											
2620 SW PINEMOUNT RD, LAKE CITY											

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025
INC DATE		AG DATE	MLU

TOTAL OB/XF									
1,350									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		A-1	0.00	0.00	1.00

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		151,244	
TOTAL MARKET OB/XF VALUE		1,350	
TOTAL LAND VALUE - MARKET		22,000	
TOTAL MARKET VALUE		174,594	
SOH/AGL Deduction		78,122	
ASSESSED VALUE		96,472	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		45,750	
TOTAL JUST VALUE		174,594	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		174,594	

SALE:2:1: \$.70 STAMPS			
LAND:1:1: 1.36 AC			
PRMT:1:1: LOT 7/ANDREW			
SALE:1:1: 1.36 AC WITH IMP			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053235	Remodel	7,113	05/27/2025
000051973	Roof Replacement	11,900	01/03/2025
13977	M H	125	05/06/1998

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0993/2903	8/15/2003	WD	Q	I	01	100	
GRANTOR: CARL SMITH							
GRANTEE: MARION SMITH							
0784/0971	12/30/1993	WD	Q	I	03	47,500	
GRANTOR: MOYSE B SMITH							
GRANTEE: CARL SMITH							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W61 S20 UOP= W21 S9 E21N9\$S9 E28 FOP= E22 N4 W22 S4\$N4 E22 FGR= S4 E21 N18 W21 S14\$ N14 E11 FST= E10 N11 W10S11\$ N11\$.									