

COMM NE COR OF SE1/4 OF SW1/4, R
 FT, S 729.72 FT, NE 220.63 FT FO
 79.23 FT, NE 20.77 FT, SE 218 FT

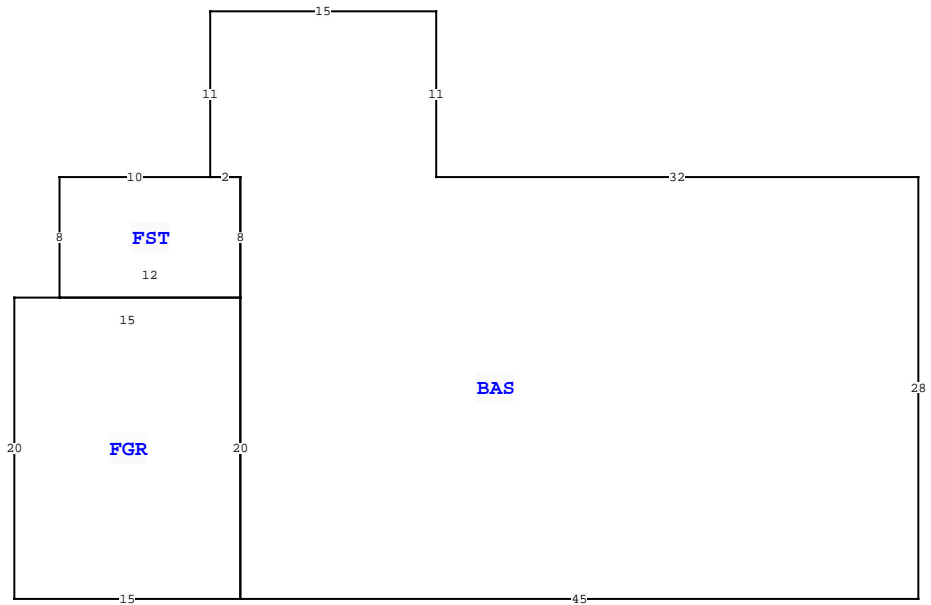
FINLEY YVONNE/FINLEY SAMUEL T JR
 2584 SW PINEMOUNT RD
 LAKE CITY, FL 32024

2025

05-4S-16-02780-003


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	80
Exterior Wall	05	AVERAGE	20
Roof Structure	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	90
Interior Wall	02	WALL BD/WD	10
Interior Floor	14	CARPET	90
Interior Floor	06	VINYL ASB	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		1	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectural	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
BAS	1,425	100	
FGR	300	55	
FST	96	55	
TOTALS	1,821		1,643 133,099

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,643	111.2760	124.63	204,767	1977	1977	0	0	35.00	65.00
1 SINGLE FAM - 100% - 1996 Heated Area: 1425 HX Base Yr 1996											



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			133,099
TOTAL MARKET OB/XF VALUE			5,200
TOTAL LAND VALUE - MARKET			26,000
TOTAL MARKET VALUE			164,299
SOH/AGL Deduction			81,519
ASSESSED VALUE			82,780
TOTAL EXEMPTION VALUE	HX HB SX		82,780
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			164,299
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			149,979
LAND:1:1: .50 AC			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
16935	M H	125	05/08/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1462/1882	3/24/2022	LE U		I	14	100
GRANTOR: FINLEY YVONNE						
GRANTEE: FINLEY YVONNE (ENH)						
1402/2451	1/08/2020	LE U		I	14	100
GRANTOR: SAMUEL & YVONNE FINLE						
GRANTEE: SUSAN FOWLER & ETAL						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0190	FPLC PF	0	100	0	0	UT	1,200.00	1,200.00	100	1993
2	0130	CLFENCE	5	0	100	0	UT	0.00	0.00	100	1993
3	0294	SHED WOOD/	0	100	0	0	UT	5.00	5.00	100	1993
4	0294	SHED WOOD/	0	100	0	0	UT	0.00	0.00	100	2014
5	0166	CONC, PAVMT	0	100	0	0	UT	0.00	0.00	100	2019

TOTAL OB/XF											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
2584 SW PINEMOUNT RD, LAKE CITY											
BLD DATE: 04/08/2025 MLU											
LGL DATE: 04/08/2025 MLU											
LAND DATE: 04/08/2025 MLU											
AG DATE: 04/08/2025 MLU											
INC DATE: 04/08/2025 MLU											
TOTAL OB/XF: 5,200											

BUILDING NOTES											
BUILDING DIMENSIONS											
BAS= W32 N11 W15 S11 FST= W10 S8 E12 N8 W2\$ E2 S8 FGR= W15 S20 E15 N20\$ S20 E45 N28\$.											

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	100.00	220.00	1.00	LT	