

COMM AT SW COR OF SEC, RUN N 52.
CONT NORTH 1300.63 FT, E 384.81
W 329.69 FT, SOUTH 380.07 FT, S

SPURLING ALISHA/SPURLING WILLIAM
3996 SW PINEMOUNT RD
LAKE CITY, FL 32024

2026

06-4S-16-02785-000



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	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100

Quality	05	05
DOR CODE	0100 SINGLE FAMILY	
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	6416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,374	100		2,374	167,720
FGR	572	55		315	22,254
FOP	114	30		34	2,402
FOP	264	30		79	5,582
FSP	152	40		61	4,310

TOTALS	3,476			2,863	202,266
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00
2	0280	POOL R/CON	0	0	32	16	512.00	UT	59.50
3	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00
4	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	0		A-1	0.00	0.00	4.48

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,863	97.0425	108.69	311,179	1976	1976	0	0	0	35.00	65.00
1 SINGLE FAM 0% - 2023 Heated Area: 2374 HX Base Yr												

3996 SW PINEMOUNT RD, LAKE CITY										BLD DATE						LGL DATE			
										XF DATE						LAND DATE			
										INC DATE						AG DATE			
UNITS		UT	Adj R		ADJ UNIT PRICE		ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE		NOTES					
1.00		UT	0.00		0.00		100	0	0	3	100	200							
512.00		UT	59.50		59.50		100	1976	1976	3	40	12,186							
1.00		UT	0.00		0.00		100	1989	1989	3	100	50							
1.00		UT	1,200.00		1,200.00		100	2014	2014	3	100	1,200							

COLUMBIA COUNTY PROPERTY					PAGE 1 of 1		3
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 3				Tax Dist:			
BUILDING MARKET VALUE				202,266			
TOTAL MARKET OB/XF VALUE				13,636			
TOTAL LAND VALUE - MARKET				22,400			
TOTAL MARKET VALUE				238,302			
SOH/AGL Deduction				0			
ASSESSED VALUE				238,302			
TOTAL EXEMPTION VALUE				0			
BASE TAXABLE VALUE				238,302			
TOTAL JUST VALUE				238,302			
NCON VALUE				0			
INCOME VALUE				0			
PREVIOUS YEAR MKT VALUE				260,764			
PRMT:1:1: ELEC SERV BARN							
LAND:1:1: NO NUTS 1992-DISASTER PROGRAM-UNIT PRICE							