LOTS 1, 2 & 3 JOY ESTATES.

827-2235, 885-1664, WD 1428-1609

MCCARSON WALTER H/MCCARSON TERRI L
3016 SW PINEMOUNT RD
LAKE CITY, FL 32024

2025

06-4S-16-02789-003

BUILDING CHARACTERISTICS

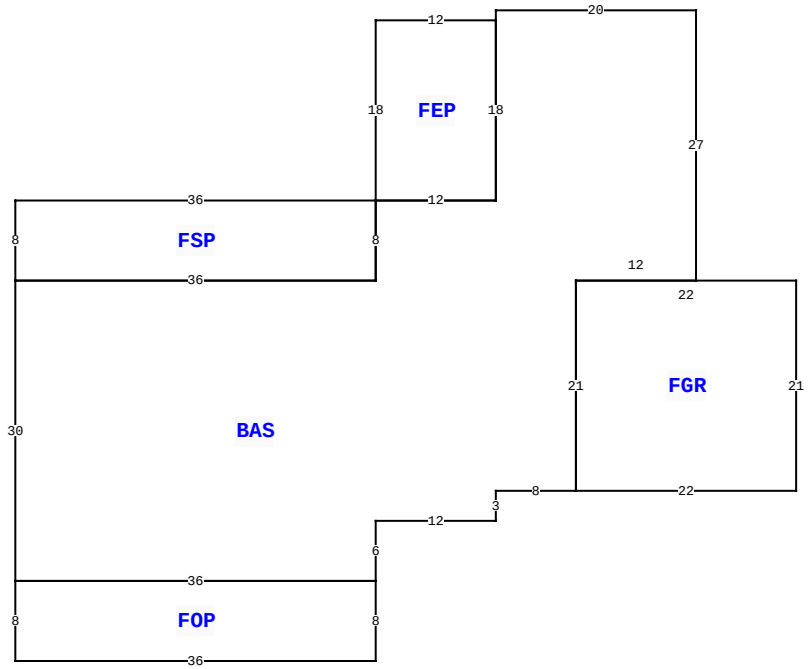
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 90
Exterior Wall	19	COMMON BRK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	14	CARPET 30
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	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	6416.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,172	100		2,172	172,046
FEP	216	80		173	13,704
FGR	462	55		254	20,119
FOP	288	30		86	6,812
FSP	288	40		115	9,109
TOTALS	3,426			2,800	221,790

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,800	103.7760	116.23	325,444	1998	1998	0	0	0	31.85	68.15

2 SINGLE FAM – 100% - 2022 Heated Area: 2172 HX Base Yr 2022



3016 SW PINEMOUNT RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		221,790
TOTAL MARKET OB/XF VALUE		43,943
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		310,733
SOH/AGL Deduction		29,264
ASSESSED VALUE		281,469
TOTAL EXEMPTION VALUE	HX HB DX	55,722
BASE TAXABLE VALUE		225,747
TOTAL JUST VALUE		310,733
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		301,658

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052221	Roof Replacement	27,500	01/31/2025
000045945	Storage Building	15,540	11/17/2022
41398	STORAGE BLDG		02/24/2021
30590	MAINT/ALTR	50	11/07/2012
27853	POOL	185	06/04/2009
27374	M H	398	09/26/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1430/800	1/13/2021	WD	U	I	11	100
GRANTOR:						
GRANTEE:						
1428/1609	1/13/2021	WD	Q	I	01	270,000
GRANTOR: DUCKETT BARBARA W TRU						
GRANTEE: MCCARSON WALTER H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 S1 FEP= W12 S18 E12 N18$ S18 W12 FSP= W36 S8 E36 N8$ S8 W36 S30 FOP= S8 E36 N8 W36$ E36 N6 E12 N3 E8 FGR= E22 N21 W22 S21$ N21 E12 N27$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1998	1998	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	1,031.00	UT	1.50	1.50	100	1998	1998	3	100	1,547	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0294	SHED WOOD/	0	100	12	24	1.00	UT	0.00	0.00	100	1998	1998	3	100	800	
5	0120	CLFENCE 4	0	100	0	0	400.00	UT	4.50	4.50	100	2006	2006	3	100	1,800	
6	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	600	
7	0280	POOL R/CON	0	100	16	32	512.00	UT	70.00	70.00	100	2009	2009	3	65	23,296	
8	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	
9	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	300	
10	0031	BARN,MT AE	0	100	0	0	500.00	UT	12.00	12.00	100	2021	2021		100	6,000	

TOTAL OB/XF 42,743

LAND DESCRIPTION

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		RSF/MH	0.00	0.00	3.00	LT		1.00	1.00	1.00	15,000.00	15,000.00	45,000							

REVIEW DATE 01/13/2023 BY JB Total Acres: 3.03 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 06/20/2025 BY SYS

LOTS 1, 2 & 3 JOY ESTATES.
827-2235, 885-1664, WD 1428-1609

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NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		301,658

PERMIT NUM	DESCRIPTION	AMT	ISSUED
14182	SFR	325	06/22/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1430/800	1/13/2021	WD	U	I	11	100
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GRANTEE:						
1428/1609	1/13/2021	WD	Q	I	01	270,000
GRANTOR: DUCKETT BARBARA W TRU						
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BUILDING NOTES

BUILDING DIMENSIONS

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
11	0251	LEAN TO W/	0	100	6	25	150.00	UT	8.00	8.00	100	2021	2021		100	1,200	

TOTAL OB/XF 1,200

LAND DESCRIPTION

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

REVIEW DATE 01/13/2023 BY JB Total Acres: 3.03 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 06/20/2025 BY SYS