COMM NW COR OF SEC, RUN E 831.44
CONT E 250 FT, S 1324.95 FT TO S
OF NW1/4, W 250 FT, N 1324.95 FT

WATERS JAMES L
3823 SW PINEMOUNT RD
LAKE CITY, FL 32024

2026

07-4S-16-02796-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

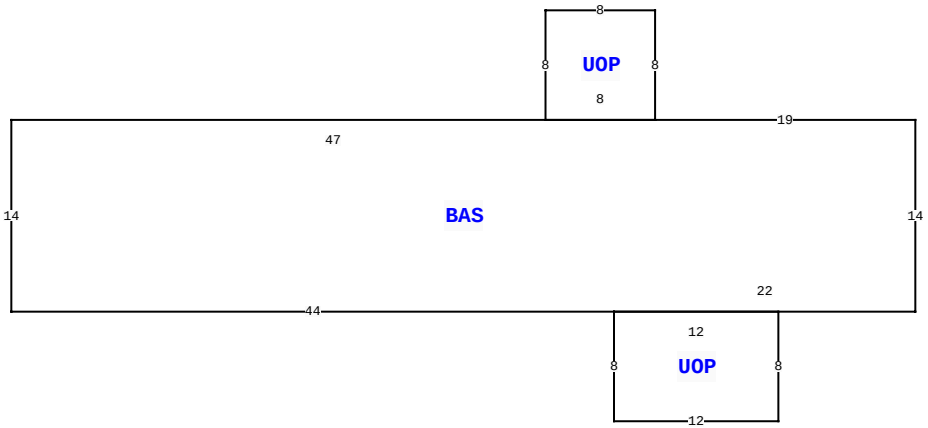
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	01	FLAT 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	7416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	21,932
UOP	64	25		16	380
UOP	96	25		24	570
TOTALS	1,084			964	22,882

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	964	98.9000	59.34	57,204	1986	1986	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2004 Heated Area: 924 HX Base Yr 2004



3821 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: 3	Tax Dist:	
BUILDING MARKET VALUE		22,882
TOTAL MARKET OB/XF VALUE		13,600
TOTAL LAND VALUE - MARKET		58,300
TOTAL MARKET VALUE		94,782
SOH/AGL Deduction		56,889
ASSESSED VALUE		37,893
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		12,893
TOTAL JUST VALUE		94,782
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		94,782

XFOB:1:1: FLEETWOOD M H

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053530	Electrical Servic		07/07/2025
11998	M H	125	12/31/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1003/0124	12/05/2003	QC	Q	I	03	100

GRANTOR: MARY WATERS
GRANTEE: JAMES L WATERS

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W19 UOP= N8 W8 S8 E8$ W47 S14 E44 UOP= S8E12 N8 W12$ E22 N14$.

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	0296	SHED METAL	0	100	8	10	80.00	UT	5.00	5.00	50	1993	1993	3	50	200	
2	0285	SALVAGE	0	100	0	0	1.00	UT	0.00	0.00	100	2003	2003	3	100	1,000	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	100	0	0	1.00	UT	500.00	500.00	50	2006	2006	3	50	250	
5	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
6	0070	CARPORT UF	0	100	18	20	360.00	UT	2.50	2.50	100	2006	2006	3	100	900	
7	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	400	
8	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	800	
9	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	50	

LAND DESCRIPTION

TOTAL OB/XF 13,600

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	0200	C	MBL HM	100		A-1	0.00	0.00	5.30	AC		1.00	1.00	1.00	11,000.00	11,000.00	58,300							

REVIEW DATE 07/31/2025 BY tommy Total Acres: 5.30 Total Land Value: 58,300 Market: 0 Agricultural: 0 Common: 58,300 PRINTED 11/19/2025 BY SYS