COMM INTERS S R/W CR-252 & E LIN
OF NW1/4, RUN S 1280.69 FT TO S
OF NW1/4, RUN W 294.02 FT FOR PO

BLOW RYDERWOOD LLC
PO BOX 1213
LAKE CITY, FL 32056

2026

07-4S-16-02806-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

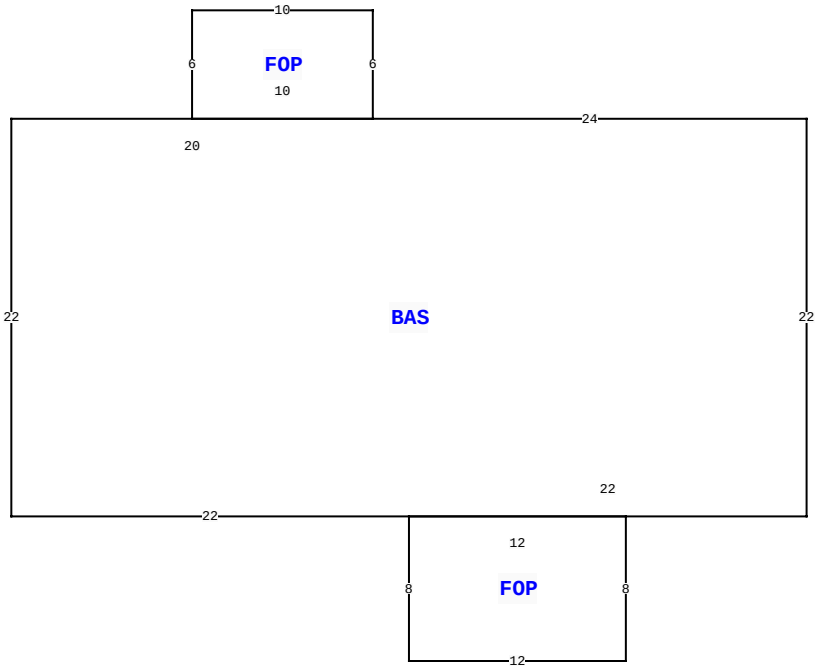
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	06	VINYL ASB 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
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	968	100		968	59,220
FOP	60	30		18	1,101
FOP	96	30		29	1,774
TOTALS	1,124			1,015	62,096

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,015	84.0320	94.12	95,532	1966	1966	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2024 Heated Area: 968 HX Base Yr



3575 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	62,096
TOTAL MARKET OB/XF VALUE	6,850
TOTAL LAND VALUE - MARKET	78,750
TOTAL MARKET VALUE	147,696
SOH/AGL Deduction	0
ASSESSED VALUE	147,696
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	147,696
TOTAL JUST VALUE	147,696
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	147,696

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048527	Electrical Servic	0	10/30/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1499/1502	9/22/2023	WD	Q	I	01	150,000
GRANTOR: KEEN KENNETH						
GRANTEE: BLOW RYDERWOOD LLC						
1442/1219	6/24/2021	WD	Q	I	01	140,000
GRANTOR: BROWN CARRIE INA						
GRANTEE: KEEN KENNETH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 FOP= N6 W10 S6 E10$W20S22 E22 FOP= S8 E12 N8 W12$ E22N22$.

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	0040	BARN,POLE	0	0	30	45	1,350.00	UT	5.00	5.00	100	0	0	3	100	6,750	
2	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 6,850

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	0		A-1	0.00	0.00	8.75	AC		1.00	1.00	1.00	9,000.00	9,000.00	78,750							

REVIEW DATE 12/02/2024 BY SYS Total Acres: 8.75 Total Land Value: 78,750 Market: 0 Agricultural: 0 Common: 78,750 PRINTED 11/18/2025 BY SYS