S 180 FT OF THE FOLLOWING: BEG A
AT INTERS S R/W CR-252 & E LINE
NW1/4, RUN S 1280.69 FT, W 294.0

COVER KEITH
3491 SW PINEMOUNT RD
LAKE CITY, FL 32024-3996

2026

07-4S-16-02806-013

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

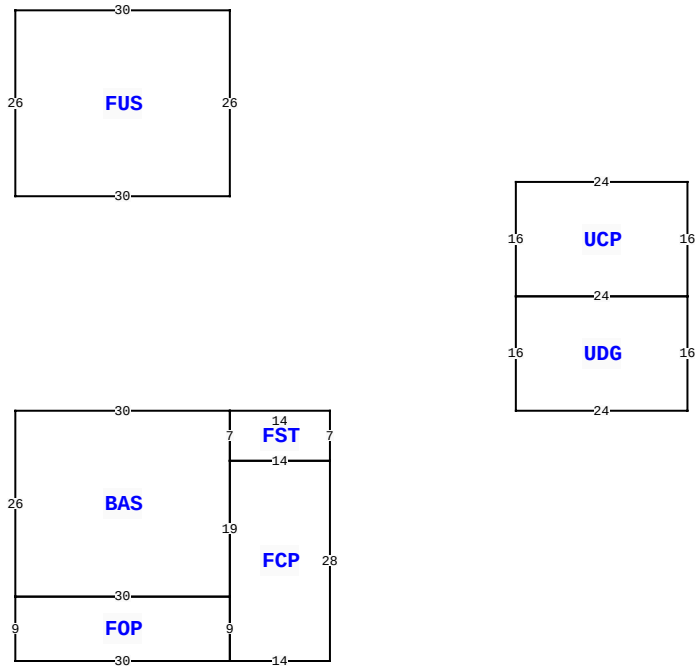
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	2.	2. 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	7416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	780	100		780	57,139
FCP	392	25		98	7,179
FOP	270	30		81	5,934
FST	98	55		54	3,956
FUS	780	100		780	57,139
UCP	384	20		77	5,641
UDG	384	55		211	15,457
TOTALS	3,088			2,081	152,444

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,081	100.6278	112.70	234,529	1989	1989	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2004 Heated Area: 1560 HX Base Yr 2004



3491 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		152,444
TOTAL MARKET OB/XF VALUE		1,000
TOTAL LAND VALUE - MARKET		14,400
TOTAL MARKET VALUE		167,844
SOH/AGL Deduction		65,233
ASSESSED VALUE		102,611
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		51,889
TOTAL JUST VALUE		167,844
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		167,844

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1457/1779	1/24/2022	QC	U	V	11	100
GRANTOR: WARD JESSICA N						
GRANTEE: COVER KEITH						
0979/2118	2/13/2003	WD	Q	I	01	79,000
GRANTOR: FEDERAL NATIONAL MTG						
GRANTEE: KEITH COVER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 S26 FOP= S9 E30 N9 W30$ E30 FCP= S9 E14 N28 W14 S19$ N19 FST= E14 N7 W14 S7$ N7$ PTR=N30 FUS= N26 W30 S26 E30$ S30$ PTR=E40 UDG= E24 N16 UCP= N16 W24 S16 E24$ W24 S16$ W40$.

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	0294	SHED WOOD/	0	100	0	0	1.00	UT	800.00	800.00	100	2025	2024		100	800	
2	0252	LEAN-TO W/	0	100	0	0	1.00	UT	200.00	200.00	100	2025	2024		100	200	

LAND DESCRIPTION

TOTAL OB/XF 1,000

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		A-1	0.00	0.00	1.08	AC		1.00	1.00	0.80	15,000.00	12,000.00	12,960							
2	0000	C	VAC RES	100		A-1	0.00	0.00	0.12	AC		1.00	1.00	0.80	15,000.00	12,000.00	1,440							

REVIEW DATE 02/13/2024 BY KS Total Acres: 1.20 Total Land Value: 14,400 Market: 0 Agricultural: 0 Common: 14,400 PRINTED 11/17/2025 BY SYS