

COMM AT INTER OF S R/W LINE OF P
LINE OF NE1/4 OF NW1/4 OF SEC, R
TO POB, S 351.59 FT, WEST 292.97

NELSON BRENDA E
3489 SW PINEMOUNT RD
LAKE CITY, FL 32024

2026

07-4S-16-02806-037



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LAM/VNPLK 100
Interior Floor	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	2	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
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	1,320	100		1,320	172,871
FCP	242	25		60	7,858
FOP	102	30		31	4,060
FOP	110	30		33	4,322

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0030	BARN, MT	0	100	0	0	1.00	UT	6,500.00
2	0252	LEAN-TO W/	0	100	0	0	1.00	UT	500.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		A-1	0.00	0.00	2.36

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,444	121.8000	136.42	196,990	2021	2021	0	0	4.00	96.00
1 SINGLE FAM 100% - 2022 Heated Area: 1320 HX Base Yr 2022											
3489 SW PINEMOUNT RD, LAKE CITY											

BLD DATE			LGL DATE		
XF DATE			LAND DATE		
INC DATE			AG DATE		
			04/07/2025 MLU		

TOTAL OB/XF									
7,000									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		A-1	0.00	0.00	2.36

COLUMBIA COUNTY PROPERTY			
PAGE 1 of 1 3			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		189,110	
TOTAL MARKET OB/XF VALUE		7,000	
TOTAL LAND VALUE - MARKET		28,320	
TOTAL MARKET VALUE		224,430	
SOH/AGL Deduction		19,783	
ASSESSED VALUE		204,647	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		153,925	
TOTAL JUST VALUE		224,430	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		226,400	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40299	SFR	0	08/06/2020

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1439/488	5/25/2021	LE U	V	14	100
GRANTOR: NELSON BRENDA E					
GRANTEE: WARD JESSICA					
1414/2202	7/05/2020	WD U	V	30	0
GRANTOR: JESSICA N & CHRISTOPH					
GRANTEE: BRENDA E NELSON					

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS=[ORIG=-40,-20] S30 E17 N5 E22 N5 E13 N20 W13 W17 W22 \$									
FCP=[ORIG=-40,-31] S11 E22 N11 W22 \$									
FOP=[ORIG=-18,-26] S6 E17 N6 W17 \$									
FOP=[ORIG=-23,5] S5 E22 N5 W22 \$									