

MCKEE KAREN/MCKEE JOSEPH
2903 SW PINEMOUNT RD
LAKE CITY, FL 32024

08-4S-16-02816-033



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2									
ELEMENT										TYPE										MDL									
Exterior Wall										0100										01									
Roof Structur										08										IRREGULAR 100									
Roof Cover										14										PREFIN MT 100									
Interior Wall										05										DRYWALL 100									
Interior Floo										12										HARDWOOD 70									
Interior Floo										15										HARDTILE 30									
Air Condition										03										CENTRAL 100									
Heating Type										04										AIR DUCTED 100									
Bedrooms										4										100									
Bathrooms										3.5										100									
Frame										01										NONE 100									
Stories										2.										100									
Architectual										05										CONV 100									
Units										0										100									
Condition Adj										03										100									
Kitchen Adjus										02										100									
Quality										05										05									
DOR CODE										0100										SINGLE FAMILY									
MAP NUM																				MKT AREA									
NEIGHBORHOOD/LOC										8416.00										1.00/									
AREA TYPE										TOTAL GROSS AREA										PCT OF BASE									
YEAR										TOT ADJ AREA										SUBAREA MARKET VALUE									
BAS										336										100									
BAS										575										100									
BAS										1,037										100									
FOP										36										30									
FOP										72										30									
FUS										938										100									
UEP										240										60									
UOP										24										20									
TOTALS										3,258																			
EXTRA FEATURES										2903 SW PINEMOUNT RD, LAKE CITY																			
L N										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									
2										0166										CONC, PAVMT									
3										9947										Septic									
4										0294										SHED WOOD/									
5										0252										LEAN-TO W/									
6										0070										CARPORT UF									
7										0252										LEAN-TO W/									
8										0130										CLFENCE 5									
9										0031										BARN, MT AE									
10										0120										CLFENCE 4									
LAND DESCRIPTION										TOTAL OB/XF										16,390									
L N										USE CODE										CLS									
LAND USE DESCRIPTION										CAP										R D									
LOC ZONE										FRONT										DEPTH									
TOT LND UTS										UNIT TYPE										D T									
DPHT FACT										% COND										TOT ADJ									
UNIT PRICE										ADJ UNIT PRICE										LAND VALUE									
OTHER ADJUSTMENTS AND NOTES										YEAR										DENSITY									
DECL										FRZ										YR									
CONSRV																													
1										0100										C									
2										0000										C									
REVIEW DATE										03/04/2024										BY									
JB										Total Acres: 7.84										Total Land Value: 70,900									
Market: 0										Agricultural: 0										Common: 70,900									
PRINTED 11/04/2025 BY SYS																													

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