LOT 1 WESTBEND ESTATES S/D.
ORB 1005-2269, QCD 1269-403,

CHINELL RATRICIA/CHINELL MARVIN JR
2959 SW PINEMOUNT RD
LAKE CITY, FL 32024

2026

08-4S-16-02816-101

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

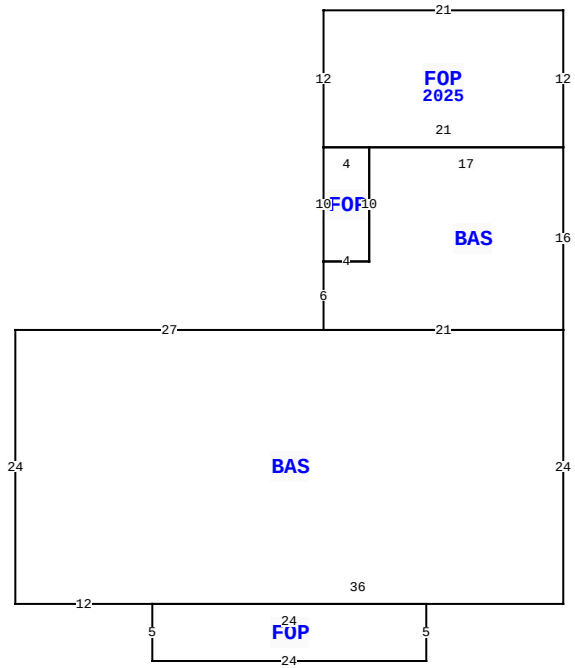
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	8416.0400	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	296	100		296	26,287
BAS	1,152	100		1,152	102,309
FOP	40	30		12	1,066
FOP	120	30		36	3,197
FOP	252	30	2025	76	6,750
TOTALS	1,860			1,572	139,609

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,572	107.5140	120.42	189,300	2004	2004	0	0	0	26.25	73.75

1 SINGLE FAM 100% - 2005 Heated Area: 1448 HX Base Yr 2005



2959 SW PINEMOUNT RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		139,609
TOTAL MARKET OB/XF VALUE		4,106
TOTAL LAND VALUE - MARKET		26,000
TOTAL MARKET VALUE		169,715
SOH/AGL Deduction		54,968
ASSESSED VALUE		114,747
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		64,025
TOTAL JUST VALUE		169,715
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		172,081

SALE:5:2: LOT

SALE:5:1: $12,500 SALE IS FOR LOT 1 WESTBEND EST -

XFOB:3:1: HOUSE PUT ON FOR SALVAGE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26009	ADDN SFR	80	07/10/2007
21522	SFR	0	02/16/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1269/0403	2/04/2014	QC	U	V	11	100
GRANTOR: RATRICIA SISSON						
GRANTEE: RATRICIA & MARVIN C						
1005/2269	1/28/2004	WD	Q	V		15,000
GRANTOR: THOMAS H EAGLE						
GRANTEE: RATRICIA W SISSON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W27 S24 E12 E36 N24 W21 $
BAS=[ORIG=21,0] N16 W17 S10 W4 S6 E21 $
FOP=[ORIG=-15,24] S5 E24 N5 W24 $
FOP=[ORIG=4,-16] W4 S10 E4 N10 $
FOP=[YR=2025;ORIG=0,-28] E21 S12 W21 N12 $
.

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	0166	CONC,PAVMT	0	100	10	32	320.00	UT	2.00	2.00	100	2004	2004	3	100	640	
2	0031	BARN,MT AE	0	100	18	24	432.00	UT	9.00	9.00	75	2014	2014	3	75	2,916	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	50	
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 4,106

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	1.00	LT		1.00	1.00	1.00	26,000.00	26,000.00	26,000							

REVIEW DATE 03/04/2024 BY JB Total Acres: 0.72 Total Land Value: 26,000 Market: 0 Agricultural: 0 Common: 26,000 PRINTED 11/18/2025 BY SYS