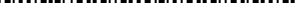
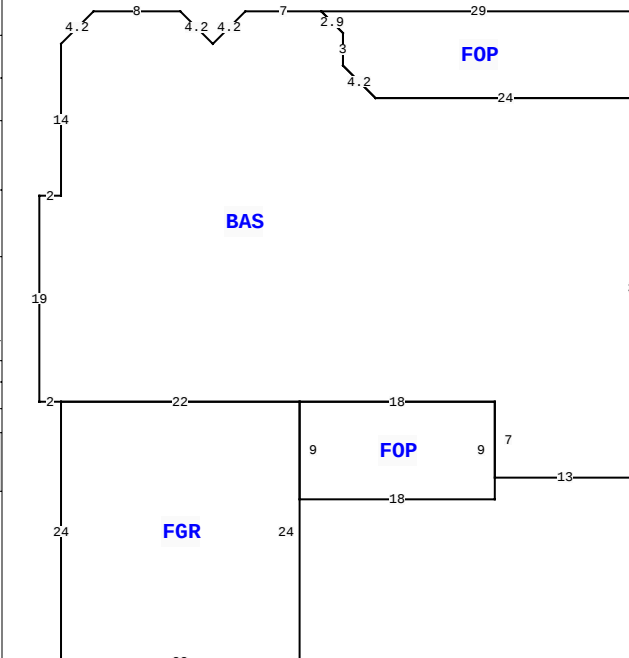


ANDERSON HARRY D/ANDERSON MELISSA
2875 SW PINEMOUNT RD
LAKE CITY, FL 32024

2026



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																			
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																
Exterior Wall	19	COMMON BRK 80								0100	01	2,213	120.1662	134.59	297,848	2005	2005		0		0	21.00	79.00	STANDARD															
Exterior Wall	31	VINYL SID 20								1 SINGLE FAM 100% - 2006										Heated Area: 1810										HX Base Yr 2006									
Roof Structur	08	IRREGULAR 100																																					
Roof Cover	03	COMP SHNGL 100																																					
Interior Wall	05	DRYWALL 100																																					
Interior Floo	14	CARPET 70																																					
Interior Floo	12	HARDWOOD 30																																					
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	06	06																																					
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	1,810	100		1,810	192,450																																		
FGR	528	55		290	30,834																																		
FOP	162	30		49	5,210																																		
FOP	214	30		64	6,805																																		
TOTALS	2,714			2,213	235,300																																		
EXTRA FEATURES					2875 SW PINEMOUNT RD, LAKE CITY										BLD DATE		LGL DATE		04/08/2025		MLU																		
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	0166	CONC, PAVMT	0 100	0	0	642.00	UT	2.00	2.00	100	2005	2005	3	100	1,284																								
2	0296	SHED METAL	0 100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	800																								
3	0070	CARPORT UF	0 100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	800																								
4	0169	FENCE/WOOD	0 100	0	0	1.00	UT	3,000.00	3,000.00	100	2025	2024		100	3,000																								
LAND DESCRIPTION																	TOTAL OB/XF 5,884																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	23,000.00	23,000.00	23,000																						
REVIEW DATE 03/09/2024 BY JB Total Acres: 0.77 Total Land Value: 23,000 Market: 0 Agricultural: 0 Common: 23,000 PRINTED 11/17/2025 BY SYS																																							