COMM AT NE COR OF SEC, RUN S 58. OF CR 252, W 200.44 FT FOR POB, FT, S 499.06 FT, EAST 439.48 FT,

BRANNON TERESA PAULINE
5045 SW PINEMOUNT RD
LAKE CITY, FL 32024

2026

11-4S-15-00336-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

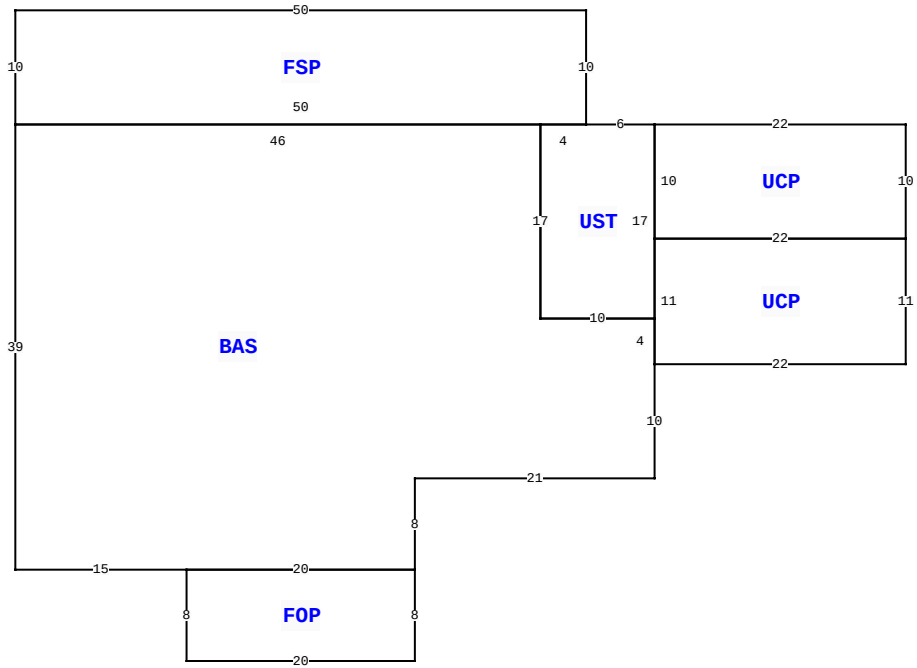
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 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	11415.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,846	100		1,846	134,905
FOP	160	30		48	3,508
FSP	500	40		200	14,616
UCP	220	20		44	3,216
UCP	242	20		48	3,508
UST	170	45		76	5,554
TOTALS	3,138			2,262	165,306

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,262	100.3860	112.43	254,317	1970	1970	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2017 Heated Area: 1846 HX Base Yr 2017



5045 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		165,306
TOTAL MARKET OB/XF VALUE		18,900
TOTAL LAND VALUE - MARKET		45,090
TOTAL MARKET VALUE		229,296
SOH/AGL Deduction		80,435
ASSESSED VALUE		148,861
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		98,139
TOTAL JUST VALUE		229,296
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		229,296

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049259	Storage Building	16,490	02/21/2024
39941	ADDN SFR	0	06/15/2020
12641	M H	125	06/11/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1353/2353	2/14/2018	QC	U	I	11	100
GRANTOR: LYNDA R CAULEY & MELO						
GRANTEE: TERESA P BRANNON						
1279/1356	8/06/2014	QC	U	I	11	100
GRANTOR: SIDNEY SPRADLEY						
GRANTEE: TERESA SPRADLEY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W46 S39 E15 FOP= S8 E20N8 W20$ E20 N8 E21 N10 UCP= E22 N11 UCP= N10 W22 S10 E22$ W22 S11$ N4 UST= N17 W6 FSP= N10 W50 S10 E50$ W4 S17 E10$ W10 N17$.

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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	800	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	1,200	
3	0030	BARN,MT	0	100	0	0	1.00	UT	14,400.00	14,400.00	100	2025	2024		100	14,400	
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	2,500.00	2,500.00	100	2025	2024		100	2,500	

LAND DESCRIPTION

TOTAL OB/XF 18,900

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	5.01	AC		1.00	1.00	1.00	9,000.00	9,000.00	45,090							

REVIEW DATE 04/17/2024 BY JB Total Acres: 5.01 Total Land Value: 45,090 Market: 0 Agricultural: 0 Common: 45,090 PRINTED 11/17/2025 BY SYS