COMM AT NE COR OF SEC RUN S
58.11 FT TO S R/W CR 252, W
649.85 FT, S 337.57 FT TO POB,

TESSIER MELODIE B
5133 SW PINEMOUNT RD
LAKE CITY, FL 32024

2026

11-4S-15-00336-014

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

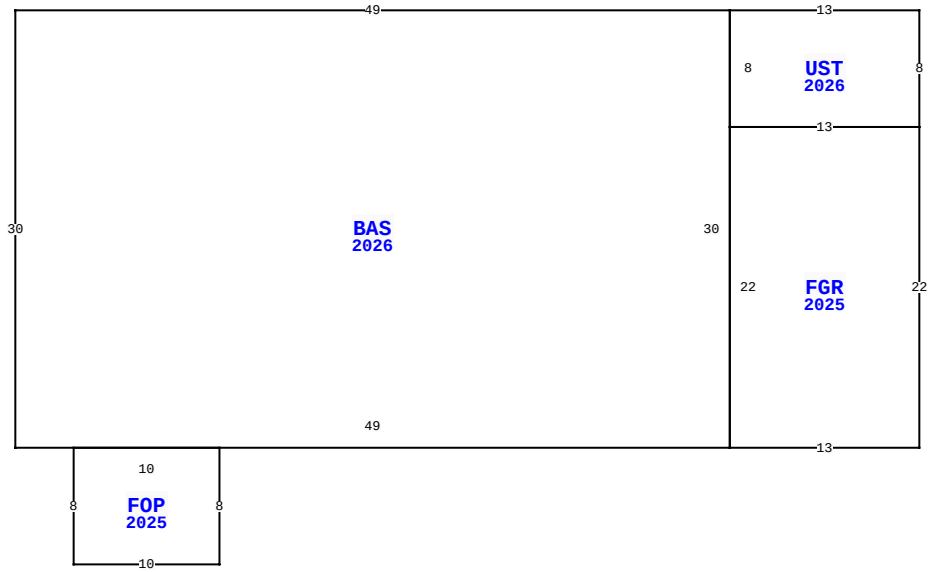
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		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	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	1,470	100	2026	1,470	180,501
FGR	286	55	2025	157	19,278
FOP	80	30	2025	24	2,947
UST	104	45	2026	47	5,771
TOTALS	1,940			1,698	208,497

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,698	110.7400	124.03	210,603	2024	2024	0	0	0	1.00	99.00

1 SINGLE FAM 100% - 2025 Heated Area: 1470 HX Base Yr 2025



5133 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		208,497
TOTAL MARKET OB/XF VALUE		1,560
TOTAL LAND VALUE - MARKET		63,248
TOTAL MARKET VALUE		273,305
SOH/AGL Deduction		0
ASSESSED VALUE		273,305
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		222,583
TOTAL JUST VALUE		273,305
NCON VALUE		186,398
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		282,481

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050354	New Residential C	190,375	07/15/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1353/2332	2/14/2018	QC	U	V	11	100
GRANTOR: LYNDA R CAULEY & TERE						
GRANTEE: MELODIE B TESSIER						
1353/0669	2/08/2018	QC	U	V	11	100
GRANTOR: BETTY RUTH BRANNON						
GRANTEE: LYNDA CAULEY,TERESA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=-78,-7] E49 S30 W49 N30 $
FGR=[YR=2025;ORIG=-29,1] E13 S22 W13 N22 $
FOP=[YR=2025;ORIG=-74,23] E10 S8 W10 N8 $
UST=[YR=2026;ORIG=-29,-7] E13 S8 W13 N8 $
.

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	0	0	520.00	UT	3.00	3.00	100	2025	2024		100	1,560	

LAND DESCRIPTION

TOTAL OB/XF 1,560

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	9.37	AC		1.00	1.00	0.75	9,000.00	6,750.00	63,248							

REVIEW DATE 11/04/2025 BY chuck Total Acres: 9.37 Total Land Value: 63,248 Market: 0 Agricultural: 0 Common: 63,248 PRINTED 11/18/2025 BY SYS