LOT 5 LEE-VEL S/D.
815-1843, 841-2177, WD 1040-1278

GEORGE STEVEN/GEORGE DANAE A
4209 SW PINEMOUNT RD
LAKE CITY, FL 32024

2026

12-4S-15-00347-105

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

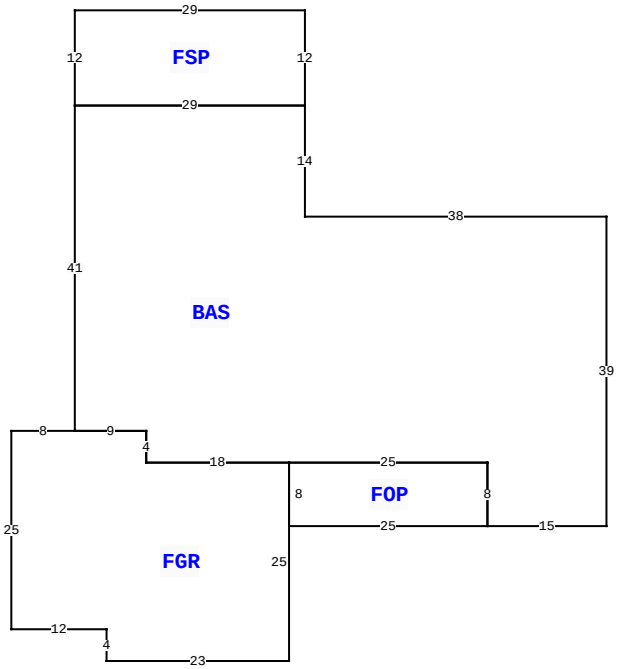
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	12415.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,567	100		2,567	285,960
FGR	895	55		492	54,808
FOP	200	30		60	6,684
FSP	348	40		139	15,484
TOTALS	4,010			3,258	362,936

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,258	138.1445	154.72	504,078	1997	1997	0	0	0	28.00	72.00

1 SINGLE FAM 100% - 2023 Heated Area: 2567 HX Base Yr 2023



4209 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		362,936
TOTAL MARKET OB/XF VALUE		46,432
TOTAL LAND VALUE - MARKET		57,500
TOTAL MARKET VALUE		466,868
SOH/AGL Deduction		191,706
ASSESSED VALUE		275,162
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		224,440
TOTAL JUST VALUE		466,868
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		471,909

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050176	Electrical Servic	0	06/21/2024
000043161	Roof Replacement	21,625	11/12/2021
18034	POOL	120	03/09/2001
12754	SFR	370	07/10/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1470/1636	7/05/2022	WD	Q	I	01	505,000
GRANTOR: COOKE NICOLE						
GRANTEE: GEORGE STEVEN						
1451/721	10/21/2021	WD	Q	I	01	450,000
GRANTOR: GOODE DANIEL M						
GRANTEE: COOKE NICOLE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W38 N14 FSP= N12 W29 S12 E29$ W29 S41 FGR= W8S25 E12 S4 E23 N25 W18 N4 W9 $ E9 S4 E18 FOP= S8 E25 N8 W25$E25 S8 E15 N39$.

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1997	1997	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	0	1,348.00	UT	2.00	2.00	100	1997	1997	3	100	2,696	
3	0280	POOL R/CON	0	100	20	36	720.00	UT	70.00	70.00	100	2001	2001	3	40	20,160	
4	0282	POOL ENCL	0	100	29	44	1,276.00	UT	15.00	15.00	100	2001	2001	3	40	7,656	
5	0166	CONC,PAVMT	0	100	0	0	240.00	UT	2.50	2.50	100	2005	2005	3	100	600	
6	0030	BARN,MT	0	100	30	30	900.00	UT	12.00	12.00	100	2005	2005	3	100	10,800	
7	0261	PRCH, UOP	0	100	12	30	360.00	UT	7.00	7.00	100	2005	2005	3	100	2,520	

LAND DESCRIPTION

TOTAL OB/XF 46,432

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		00	0.00	0.00	1.00	LT		1.00	1.00	1.15	50,000.00	57,500.00	57,500							

REVIEW DATE 08/19/2025 BY tommy Total Acres: 5.01 Total Land Value: 57,500 Market: 0 Agricultural: 0 Common: 57,500 PRINTED 11/19/2025 BY SYS