E1/2 OF W1/2 OF NW1/4 EX RD R/W.

774-1697, 787-1273, 799-055, WD

MEDEROS ERIK/CHEN SZU YU
4865 SW PINEMOUNT RD
LAKE CITY, FL 32024

2026

12-4S-15-00349-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

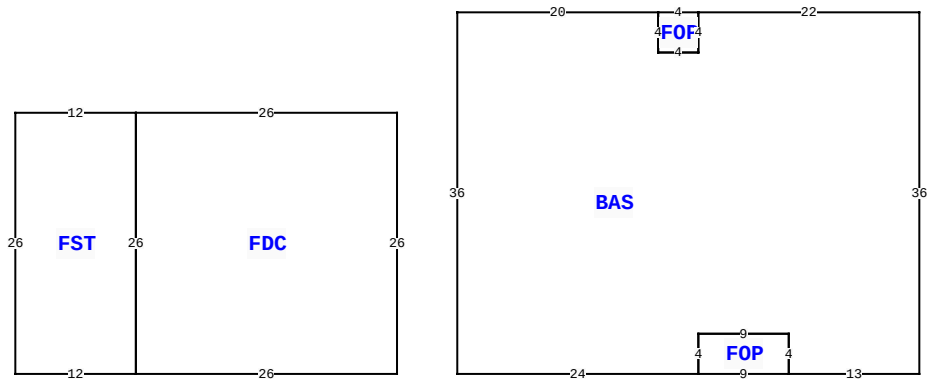
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	12415.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,604	100		1,604	181,038
FDC	676	35		237	26,750
FOP	16	30		5	564
FOP	36	30		11	1,241
FST	312	55		172	19,413
TOTALS	2,644			2,029	229,007

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,029	116.8365	130.86	265,515	1950	2014	0	0	0	13.75	86.25

1 SINGLE FAM 100% - 2022 Heated Area: 1604 HX Base Yr 2022



4865 SW PINEMOUNT RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		229,007
TOTAL MARKET OB/XF VALUE		1,300
TOTAL LAND VALUE - MARKET		234,000
TOTAL MARKET VALUE		464,307
SOH/AGL Deduction		215,322
ASSESSED VALUE		248,985
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		198,263
TOTAL JUST VALUE		464,307
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		467,626

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7614	M H	60	09/21/1993
7607	M H	60	09/20/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1439/593	5/25/2021	WD	Q	I	01	510,000
GRANTOR: WILLIAMS CHRISTOPHER						
GRANTEE: MEDEROS ERIK						
1276/2010	6/27/2014	WD	U	I	37	102,000
GRANTOR: DOLPHUS C RIVERS JR &						
GRANTEE: CHRISTOPHER WILLIAM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W22 S4 W4 N4 W20 S36 E24 N4 E9 S4 E13 N36 $
FOP=[ORIG=-22,36] E9 N4 W9 S4 $
FOP=[ORIG=-22,0] W4 S4 E4 N4 $
FDC=[ORIG=-52,36] W26 N26 E26 S26 $
FST=[ORIG=-78,10] W12 S26 E12 N26 $
.

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	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	300	
2	0130	CLFENCE 5	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2024	2023		100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 1,300

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	39.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	234,000							

REVIEW DATE 02/06/2024 BY JB Total Acres: 39.00 Total Land Value: 234,000 Market: 0 Agricultural: 0 Common: 234,000 PRINTED 11/18/2025 BY SYS