

WADFORD BEULAH R
4893 SW PINEMOUNT RD
LAKE CITY, FL 32024

2026



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																			
ELEMENT	CD	31	VINYL SID 100	0800	02	2,052	TOT ADJ PTS	117.9000	EFF. BASE RATE	70.74	REPL. COST NEW	145,158	AYB	1994	EYB	ECON	FNCT	0	NORM	0	60.00	% COND	40.00																
Exterior Wall	03	GABLE/HIP 100	1 MOBILE HME 0% - 0										Heated Area: 2052										HX Base Yr																
Roof Structur	03	GABLE/HIP 100																																					
Roof Cover	14	PREFIN MT 100																																					
Interior Wall	05	DRYWALL 100																																					
Interior Floo	14	CARPET 90																																					
Interior Floo	08	SHT VINYL 10																																					
Air Condition	03	CENTRAL 100																																					
Heating Type	04	AIR DUCTED 100																																					
Bedrooms		2 100																																					
Bathrooms		4 100																																					
Stories	1.	1. 100																																					
Architectual Units	01	CONV 100																																					
		0 100																																					
Quality		05	05																																				
DOR CODE		5000	IMPROVED AG																																				
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	2,052	100		2,052	58,063																																		
TOTALS		2,052		2,052	58,063																																		
EXTRA FEATURES										4893 SW PINEMOUNT RD, LAKE CITY																													
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	0296	SHED METAL	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	400																								
2	0081	DECKING WI	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	100																								
3	9945	Well/Sept	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000																								
4	9947	Septic	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000																								
5	9946	Well	0	0	0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000																								
6	0285	SALVAGE	0	0	0	1.00	UT	500.00	500.00	100	2024	2023	100		500																								
LAND DESCRIPTION										TOTAL OB/XF										15,000																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV															
1	0200	C	MBL HM	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	6,000																						
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	36.50	AC		1.00	1.00	1.00	280.00	280.00	10,220																						
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	36.50	AC		1.00	1.00	1.00	6,000.00	6,000.00	219,000																						
REVIEW DATE 06/07/2016 BY DF										Total Acres: 37.50 Total Land Value: 16,220										Market: 219,000 Agricultural: 10,220 Common: 6,000 PRINTED 10/02/2025 BY SYS																			