COMM INTERS OF E R/W LINE OF
SW PINEMOUNT RD & N LINE OF
SW1/4, RUN S ALONG R/W, 809.86

LION RETENTION LLC
4411 SW VAN ARSDALL GLN
LAKE CITY, FL 32055

2026

34-3S-16-02465-011

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9601	RETENTION AREA	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	34316.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/23/2021 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	712
TOTAL MARKET VALUE	712
SOH/AGL Deduction	0
ASSESSED VALUE	712
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	712
TOTAL JUST VALUE	712
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	712

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1156/1871	8/07/2008	QC	Q	V	01	100
GRANTOR: HOWARD JR & JEANNE VA						
GRANTEE: LION RETENTION LLC						
0765/1505	7/10/1992	WD	Q	V	03	0
GRANTOR: VAN ARSDALL						
GRANTEE: VAN ARSDALL						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	9601	C	RETENTION AR	0		00	0.00	0.00	4.07	AC		1.00	1.00	1.00	175.00	175.00	712							

REVIEW DATE 06/07/2023 BY KS Total Acres: 4.07 Total Land Value: 712 Market: 0 Agricultural: 0 Common: 712 PRINTED 11/07/2025 BY SYS