BEG NE COR OF SW1/4 OF SE1/4, W
479.86 FT, SE 526.61 FT TO E LIN
OF SE1/4, N 528.36 FT TO POB.

HUESMAN RYAN HEATH/HUESMAN ALLYSON ALLEN
4310 SW PINEMOUNT RD
LAKE CITY, FL 32024

2027

01-4S-15-00315-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG

MAP NUM | MKT AREA 01

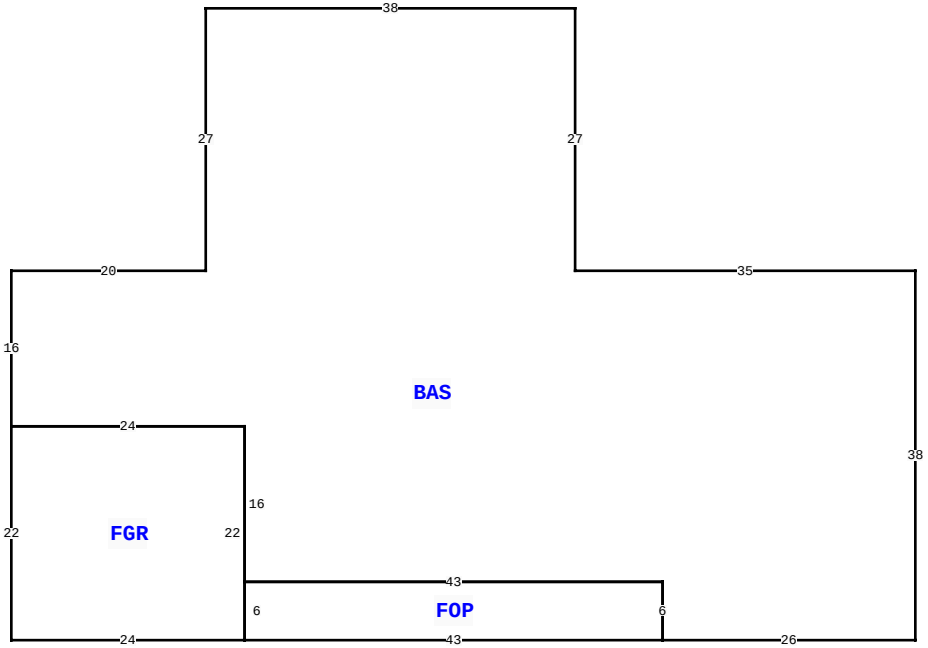
NEIGHBORHOOD/LOC 1415.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,774	100		3,774	281,371
FGR	528	55		290	21,621
FOP	258	30		77	5,741
TOTALS	4,560			4,141	308,732

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,141	104.2750	114.70	474,973	1970	1970	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2021 Heated Area: 3774 HX Base Yr 2021



4310 SW PINEMOUNT RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026 MLU
INC DATE		AG DATE	

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
14	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2016	2016	3	100	1,200	
15	0070	CARPORT UF	0	100	0	0	1.00	UT	500.00	500.00	100	2024	2023		100	500	
16	0040	BARN,POLE	0	100	36	36	1.00	UT	2,500.00	2,500.00	100	2027	2026		100	2,500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		308,732
TOTAL MARKET OB/XF VALUE		4,200
TOTAL LAND VALUE - MARKET		66,500
TOTAL MARKET VALUE		325,832
SOH/AGL Deduction		87,867
ASSESSED VALUE		237,965
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		186,554
TOTAL JUST VALUE		379,432
NCON VALUE		2,500
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		396,774

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1409/0444	3/27/2020	WD	U	I	30	280,000
GRANTOR: KEVIN HUESMAN						
GRANTEE: RYAN HEATH & ALLYSO						
1383/0347	4/22/2019	WD	Q	I	03	350,000
GRANTOR: JEANETTE HIGGINBOTHAM						
GRANTEE: KEVIN HUESMAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W35 N27 W38 S27 W20 S16 FGR= S22 E24 N22 W24$ E24
S16FOP= S6 E43 N6 W43$ E43 S6 E26 N38$.

LAND DESCRIPTION

TOTAL OB/XF 4,200

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	1.00	AC		1.00	1.00	1.00	11,500.00	11,500.00	11,500							
2	6200	A	PASTURE 3	100					5.00	AC		1.00	1.00	1.00	280.00	280.00	1,400							
3	9910	M	MKT.VAL.AG	100					5.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	55,000							

REVIEW DATE 08/10/2023 BY KS Total Acres: 6.00 Total Land Value: 12,900 Market: 55,000 Agricultural: 1,400 Common: 11,500 PRINTED 11/17/2026 BY SYS