

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

2026

01-4S-15-00315-000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	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
BAS	3,774	100	
FGR	528	55	
FOP	258	30	
TOTALS	4,560		
			4,141
			314,358

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2021								
Heated Area: 3774						HX Base Yr 2021					
<p>BLD DATE: _____ LGL DATE: _____</p> <p>XF DATE: _____ LAND DATE: 04/22/2026 MLU</p> <p>INC DATE: _____ AG DATE: _____</p>											

COLUMBIA COUNTY PROPERTY		PAGE 1 of 2	3
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	314,358		
TOTAL MARKET OB/XF VALUE	15,916		
TOTAL LAND VALUE - MARKET	66,500		
TOTAL MARKET VALUE	343,174		
SOH/AGL Deduction	66,376		
ASSESSED VALUE	276,798		
TOTAL EXEMPTION VALUE	HX HB 51,411		
BASE TAXABLE VALUE	225,387		
TOTAL JUST VALUE	396,774		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	396,274		

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 & ALLYSON						
1383/0347	4/22/2019	WD	Q	I	03	350,000
GRANTOR: JEANETTE HIGGINBOTHAM						
GRANTEE: KEVIN HUESMAN						

EXTRA FEATURES																
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	0294	SHED WOOD/	0	100	12	12	1.00	UT	0.00	100	1970	1970	3	100	400	
2	0294	SHED WOOD/	0	100	8	9	1.00	UT	0.00	100	1970	1970	3	100	200	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	100	1970	1970	3	100	700	
4	9910	RV SITE/RE	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	1,150
5	0080	DECKING	0	100	15	38	570.00	UT	0.98	0.98	100	0	0	3	100	556
6	0261	PRCH, UOP	0	100	8	47	1.00	UT	0.00	0.00	100	0	0	3	100	564
7	0296	SHED METAL	0	100	12	16	1.00	UT	0.00	0.00	100	0	0	3	100	300
8	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	200
9	0040	BARN, POLE	0	100	24	48	1,152.00	UT	3.00	3.00	100	2005	2005	3	100	3,456
10	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	300
TOTALS												7,826				

LAND DESCRIPTION												TOTAL OB/XF												
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	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							

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\$.											

