

SW1/4 OF SE1/4 EX COMM SE COR OF
 N 50.03 FT TO POB, W ALONG N R/W
 295.77 FT, N 147.30 FT, E 295.77

PINEMOUNT PLANTATION LLC
 4506 SW PINEMOUNT RD
 LAKE CITY, FL 32024

2026

01-4S-15-00315-002


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																							
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																					
																				VALUATION BY Tax Group: 3 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 4,000 TOTAL LAND VALUE - MARKET 160,930 TOTAL MARKET VALUE 10,437 SOH/AGL Deduction 1,072 ASSESSED VALUE 9,365 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 9,365 TOTAL JUST VALUE 164,930 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 164,930																							
																				PERMIT NUM DESCRIPTION AMT ISSUED 39965 ELECTRICAL 0 06/17/2020																							
																				SALES DATA <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1434/1040</td> <td>3/26/2021</td> <td>WD</td> <td>U</td> <td>V</td> <td>11</td> <td>100</td> </tr> </tbody> </table> GRANTOR: HUESMAN KEVIN GRANTEE: PINEMOUNT PLANTATIO 1383/0347 4/22/2019 WD Q I 04 350,000 GRANTOR: JEANETTE HIGGINBOTHAM GRANTEE: KEVIN HUESMAN										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	1434/1040	3/26/2021	WD	U	V	11	100
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE																																					
1434/1040	3/26/2021	WD	U	V	11	100																																					
TOTALS EXTRA FEATURES 4312 SW PINEMOUNT RD, LAKE CITY BLD DATE LGL DATE XF DATE LAND DATE INC DATE AG DATE																																											
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	9946	Well	0	0	0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000																												
LAND DESCRIPTION TOTAL OB/XF 4,000																																											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																			
1	6200	A	PASTURE 3	0		A-1	0.00	0.00	22.99	AC		1.00	1.00	1.00	280.00	280.00	6,437																										
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	22.99	AC		1.00	1.00	1.00	7,000.00	7,000.00	160,930																										
REVIEW DATE 08/10/2023 BY JB Total Acres: 22.99 Total Land Value: 6,437 Market: 160,930 Agricultural: 6,437 Common: 0 PRINTED 03/24/2026 BY SYS																																											