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

**2027**

**01-4S-15-00315-002**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |
| | | |
| | | |
| | | |
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| | | | |
|---|---|---|---|
| DOR CODE | 6200 | PASTURE CLS33 | |
| 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 |
|---|---|---|---|---|---|
| | | | | | |
| TOTALS | | | | | |

## MARKET ADJUSTMENTS

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

4312 SW PINEMOUNT RD, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 9946 | Well | 0 | 0 | 0 | 0 | 1.00 | UT | 4,000.00 | 4,000.00 | 100 | | | 3 | 100 | 4,000 | |
| 2 | 0261 | PRCH, UOP | 0 | 0 | 8 | 47 | 1.00 | UT | 564.00 | 564.00 | 100 | 2027 | 2026 | | 100 | 564 | |
| 3 | 0296 | SHED METAL | 0 | 0 | 12 | 16 | 1.00 | UT | 300.00 | 300.00 | 100 | 2027 | 2026 | | 100 | 300 | |
| 4 | 0040 | BARN,POLE | 0 | 0 | 24 | 48 | 1,152.00 | UT | 3.00 | 3.00 | 100 | 2027 | 2026 | | 100 | 3,456 | |
| 5 | 0166 | CONC,PAVMT | 0 | 0 | 0 | 0 | 1.00 | UT | 300.00 | 300.00 | 100 | 2027 | 2026 | | 100 | 300 | |
| 6 | 0252 | LEAN-TO W/ | 0 | 0 | 21 | 36 | 756.00 | UT | 3.00 | 3.00 | 100 | 2027 | 2026 | | 100 | 2,268 | |
| 7 | 0296 | SHED METAL | 0 | 0 | 21 | 26 | 546.00 | UT | 7.00 | 7.00 | 100 | 2027 | 2026 | | 100 | 3,822 | |
| 8 | 0040 | BARN,POLE | 0 | 0 | 24 | 60 | 1.00 | UT | 5,000.00 | 5,000.00 | 100 | 2027 | 2026 | | 100 | 5,000 | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 3

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 19,710 |
| TOTAL LAND VALUE - MARKET | 160,930 |
| TOTAL MARKET VALUE | 26,147 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 26,147 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 26,147 |
| TOTAL JUST VALUE | 180,640 |
| NCON VALUE | 4,620 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 164,930 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 39965 | ELECTRICAL | 0 | 06/17/2020 |
| | | | |
| | | | |
| | | | |
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| | | | |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1434/1040 | 3/26/2021 | WD | U | V | 11 | 100 |
| GRANTOR: HUESMAN KEVIN | | | | | | |
| GRANTEE: PINEMOUNT PLANTATIO | | | | | | |
| 1383/0347 | 4/22/2019 | WD | Q | I | 04 | 350,000 |
| GRANTOR: JEANETTE HIGGINBOTHAM | | | | | | |
| GRANTEE: KEVIN HUESMAN | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

## LAND DESCRIPTION

TOTAL OB/XF 19,710

| 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 | 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 | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | |
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| | | | | | | | | | | | | | | | | | | | | | | | | |

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 11/17/2026 BY SYS