

BEG NW COR SW1/4 OF SE1/4 OF SEC 1276.09 FT, E 341.79 FT, N 1276.341.79 FT TO POB.

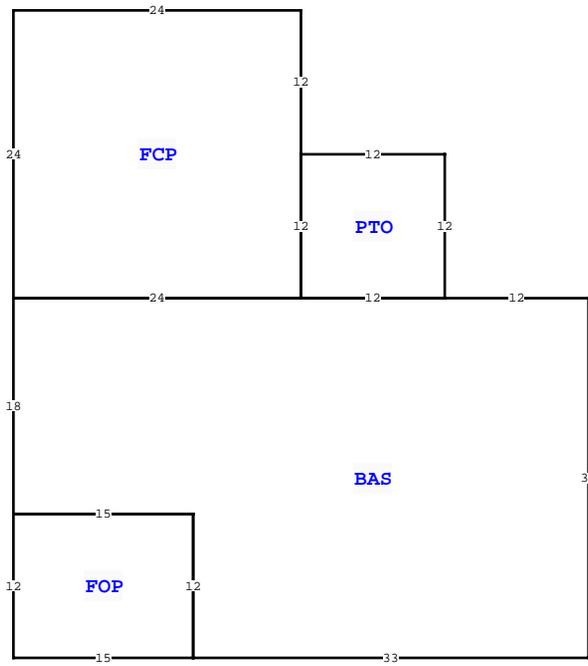
HUESMAN KEVIN
4506 SW PINEMOUNT RD
LAKE CITY, FL 32024

2026

01-4S-15-00315-003

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE	100
Exterior Wall	00	N/A	0
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		1	100
Bathrooms		1	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	07	07	
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	1,260	100	
FCP	576	25	
FOP	180	30	
PTO	144	5	
TOTALS	2,160		

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%	- 2022		195,138	2021	2021	0	0	5.00	95.00	Heated Area: 1260 HX Base Yr 2022	



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			185,381
TOTAL MARKET OB/XF VALUE			1,200
TOTAL LAND VALUE - MARKET			90,090
TOTAL MARKET VALUE			198,104
SOH/AGL Deduction			20,066
ASSESSED VALUE			178,038
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			126,627
TOTAL JUST VALUE			276,671
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			279,110

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041791	New Residential C	160,000	04/23/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1383/0347	4/22/2019	WD Q	Q	I	04	350,000

GRANTOR: JEANETTE HIGGINBOTHAM
GRANTEE: KEVIN HUESMAN

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/07/2025	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[ORIG=50,10] S18 E15 S12 E33 N30 W12 W12 W24 \$	
PTO=[ORIG=74,-2] S12 E12 N12 W12 \$	
FCP=[ORIG=50,-14] S24 E24 N12 N12 W24 \$	
FOP=[ORIG=50,28] S12 E15 N12 W15 \$	

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	0190	FPLC PF	0	100	0	0		1.00	UT 1,200.00	1,200.00	100	2022	2021	100	1,200	

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	DPH 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	9.01	AC		1.00	1.00	1.00	280.00	280.00	2,523							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	9.01	AC		1.00	1.00	1.00	9,000.00	9,000.00	81,090							
3	0100	C	SFR	100					1.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	9,000							