COMM NW COR OF SW1/4 OF SW1/4, E
779.90 FT POB, CONT S 495.20 FT
CR-252, W 500 FT, N 495.20 FT, E

VAUGHN CALEB/SWEET SAVANNAH MCKENZIE
4798 SW PINEMOUNT RD
LAKE CITY, FL 32024

**2026**

**01-4S-15-00321-003**

## BUILDING CHARACTERISTICS

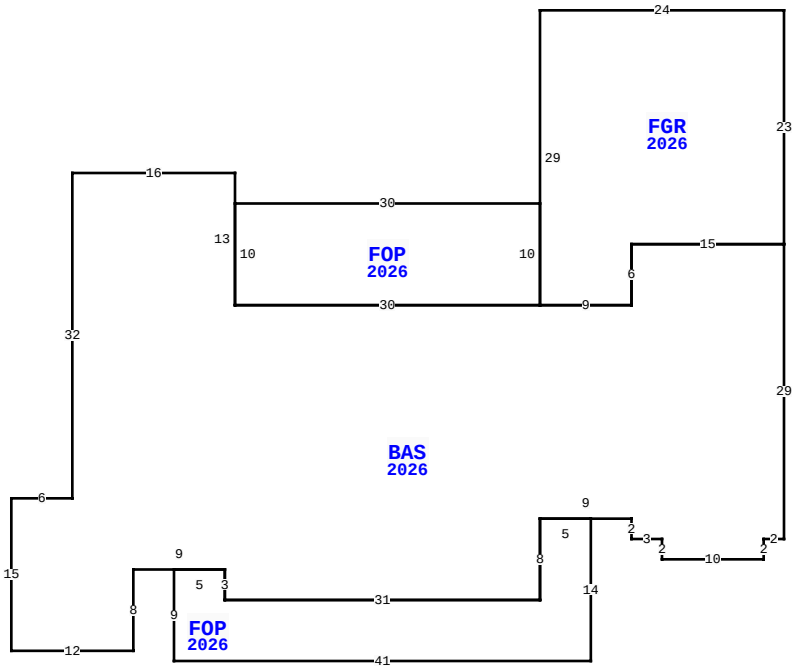
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 32 | HARDIE BRD 100 |
| Exterior Wall | 00 | N/A 0 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LAM/VNLPLK 100 |
| Interior Floo | 00 | N/A 0 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 3 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 06 | 06 |
| DOR CODE | 0100 | SINGLE FAMILY |
| 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 | 2,279 | 100 | 2026 | 2,279 | 302,059 |
| FGR | 606 | 55 | 2026 | 333 | 44,136 |
| FOP | 300 | 30 | 2026 | 90 | 11,929 |
| FOP | 301 | 30 | 2026 | 90 | 11,929 |
| TOTALS | 3,486 | | | 2,792 | 370,052 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,792 | 118.3350 | 132.54 | 370,052 | 2025 | 2025 | 0 | 0 | 0 | 0.00 | 100.00 |

1 SINGLE FAM 100% - 2026 Heated Area: 2279 HX Base Yr 2026




4798 SW PINEMOUNT RD, LAKE CITY

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

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 370,052 |
| TOTAL MARKET OB/XF VALUE | 25,490 |
| TOTAL LAND VALUE - MARKET | 63,480 |
| TOTAL MARKET VALUE | 409,625 |
| SOH/AGL Deduction | 48,936 |
| ASSESSED VALUE | 360,689 |
| TOTAL EXEMPTION VALUE | HX HB 51,411 |
| BASE TAXABLE VALUE | 309,278 |
| TOTAL JUST VALUE | 459,022 |
| NCON VALUE | 372,052 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 85,970 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000048882 | Storage Building | 16,787 | 12/19/2023 |
| 000048579 | New Residential C | 410,000 | 11/03/2023 |
| 000048405 | RV - Recreational | | 10/13/2023 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1497/816 | 8/14/2023 | WD | U | V | 11 | 100 |
| GRANTOR: VAUGHN CALEB | | | | | | |
| GRANTEE: OGBURN BYRON TONY | | | | | | |
| 1495/178 | 7/17/2023 | WD | Q | V | 01 | 65,000 |
| GRANTOR: OGBURN BYRON TONY | | | | | | |
| GRANTEE: VAUGHN CALEB | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=10,-20] W15 S6 W9 W30 N13 W16 S32 W6 S15
E12 N8 E9 S3 E31 N8 E9 S2 E3 S2 E10 N2 E2 N29 $
FGR=[YR=2026;ORIG=10,-43] W24 S29 E9 N6 E15 N23 $
FOP=[YR=2026;ORIG=-44,-24] E30 S10 W30 N10 $
FOP=[YR=2026;ORIG=-9,7] W5 S8 W31 N3 W5 S9 E41 N14 $
.

## 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 | 9945 | Well/Sept | 0 | 100 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | 2025 | 2024 | | 100 | 7,000 | |
| 2 | 0030 | BARN,MT | 0 | 100 | 0 | 0 | 1.00 | UT | 16,490.00 | 16,490.00 | 100 | 2025 | 2024 | | 100 | 16,490 | |
| 3 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 0 | 400.00 | UT | 5.00 | 5.00 | 100 | 2026 | 2025 | | 100 | 2,000 | |

## LAND DESCRIPTION

TOTAL OB/XF 25,490

| 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 | | | | | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 12,000.00 | 12,000.00 | 12,000 | | | | | | | |
| 2 | 5500 | A | TIMBER 2 | 0 | | A-1 | 0.00 | 0.00 | 4.68 | AC | | 1.00 | 1.00 | 1.00 | 445.00 | 445.00 | 2,083 | | | | | | | |
| 3 | 9910 | M | MKT.VAL.AG | 0 | | A-1 | 0.00 | 0.00 | 4.68 | AC | | 1.00 | 1.00 | 1.00 | 11,000.00 | 11,000.00 | 51,480 | | | | | | | |

REVIEW DATE 03/18/2026 BY robin Total Acres: 5.68 Total Land Value: 14,083 Market: 51,480 Agricultural: 2,083 Common: 12,000 PRINTED 07/07/2026 BY SYS