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

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

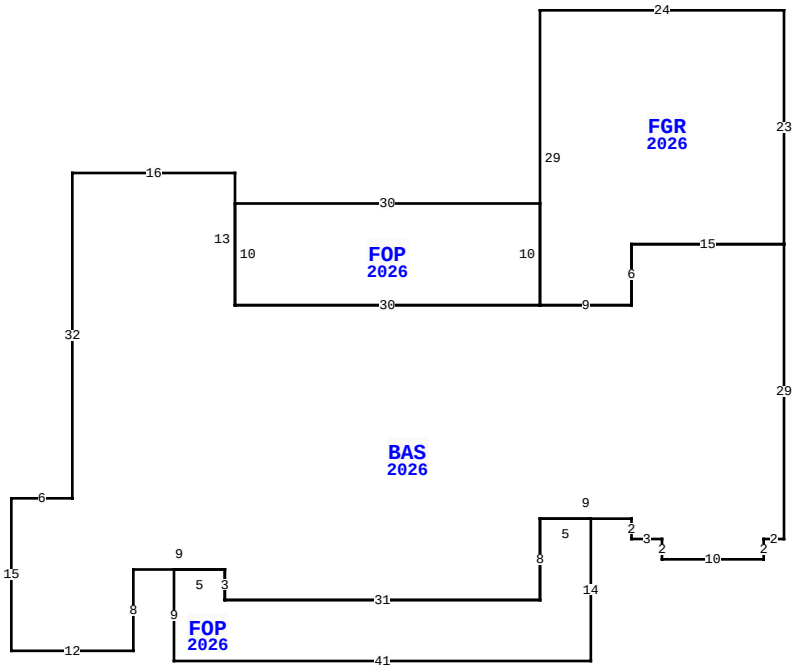
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		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	307,437
FGR	606	55	2026	333	44,922
FOP	300	30	2026	90	12,141
FOP	301	30	2026	90	12,141
TOTALS	3,486			2,792	376,641

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	134.90	376,641	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	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		376,641
TOTAL MARKET OB/XF VALUE		25,490
TOTAL LAND VALUE - MARKET		63,480
TOTAL MARKET VALUE		416,214
SOH/AGL Deduction		48,936
ASSESSED VALUE		367,278
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		315,867
TOTAL JUST VALUE		465,611
NCON VALUE		378,641
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 05/12/2026 BY SYS