BEG AT NE COR OF NE1/4 OF SW 1/4
FT, EAST 167.05 FT, S 1282.09 FT
CR-252, W ALONG R/W 1429.42 FT,

COLSON KELLI KARLENE
5578 SW PINEMOUNT RD
LAKE CITY, FL 32024

**2026**

**02-4S-15-00322-002**

## BUILDING CHARACTERISTICS

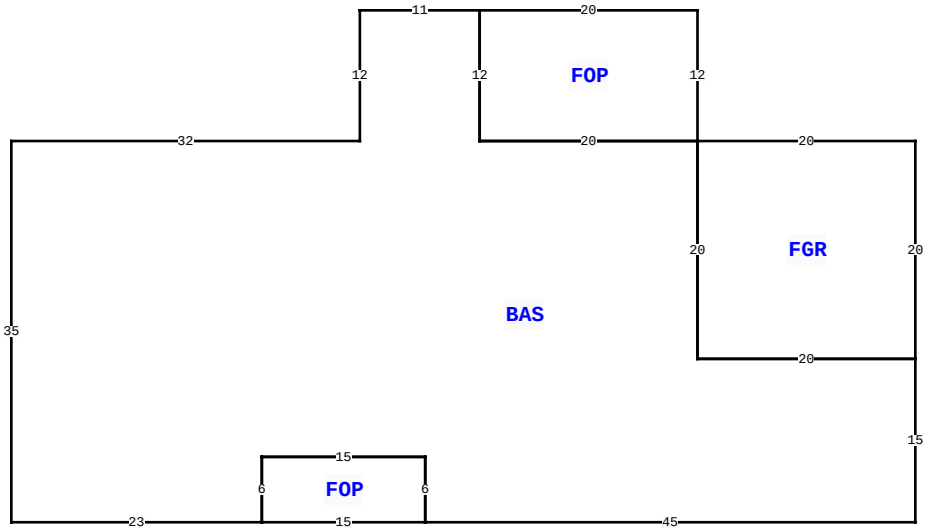
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 15 | HARDTILE 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 01 | NONE 100 |
| Stories | 1. | 1. 100 |
| Architectual | 05 | CONV 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 | 2415.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,547 | 100 | | 2,547 | 232,227 |
| FGR | 400 | 55 | | 220 | 20,059 |
| FOP | 90 | 30 | | 27 | 2,462 |
| FOP | 240 | 30 | | 72 | 6,565 |
| TOTALS | 3,277 | | | 2,866 | 261,312 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,866 | 117.9805 | 132.14 | 378,713 | 1994 | 1994 | 0 | 0 | 0 | 31.00 | 69.00 |

1 SINGLE FAM 100% - 2023 Heated Area: 2547 HX Base Yr 2023




5578 SW PINEMOUNT RD, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/04/2026 MLU |
| 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 | 0294 | SHED WOOD/ | 0 | 100 | 12 | 12 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 500 | |
| 2 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 0 | 2,653.00 | UT | 1.50 | 1.50 | 75 | 0 | 0 | 3 | 75 | 2,985 | |
| 3 | 0180 | FPLC 1STRY | 0 | 100 | 0 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 0 | 0 | 3 | 100 | 2,000 | |
| 4 | 0040 | BARN,POLE | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 800 | |
| 5 | 0260 | PAVEMENT-A | 0 | 100 | 0 | 0 | 7,150.00 | UT | 0.90 | 0.90 | 75 | 0 | 0 | 3 | 75 | 4,826 | |
| 6 | 0252 | LEAN-TO W/ | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2016 | 2016 | 3 | 100 | 500 | |
| 7 | 0252 | LEAN-TO W/ | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2016 | 2016 | 3 | 100 | 500 | |
| 8 | 0130 | CLFENCE 5 | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2016 | 2016 | 3 | 100 | 800 | |
| 9 | 0294 | SHED WOOD/ | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2016 | 2016 | 3 | 100 | 2,800 | |
| 10 | 0104 | GENERATOR | 0 | 100 | 0 | 0 | 1.00 | UT | 6,000.00 | 6,000.00 | 100 | 2025 | 2024 | | 90 | 5,400 | |

## COLUMBIA COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 261,312 |
| TOTAL MARKET OB/XF VALUE | | 21,111 |
| TOTAL LAND VALUE - MARKET | | 262,440 |
| TOTAL MARKET VALUE | | 300,390 |
| SOH/AGL Deduction | | 51,229 |
| ASSESSED VALUE | | 249,161 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 197,750 |
| TOTAL JUST VALUE | | 544,863 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 527,080 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000049082 | Electrical Servic | 0 | 01/25/2024 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1402/2381 | 1/08/2020 | WD | U | I | 30 | 100 |
| GRANTOR: ELVIN SPENCER COLSON | | | | | | |
| GRANTEE: ELVIN & KELLI COLSO | | | | | | |
| 1240/0090 | 8/16/2012 | WD | U | I | 11 | 100 |
| GRANTOR: ELVIN & RUBY COLSON | | | | | | |
| GRANTEE: ELVIN & RUBY COLSON | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W32 S35 E23 FOP= E15 N6W15 S6$ N6 E15 S6 E45 N15 FGR= N20 W20 S20 E20$ W20 N20FOP= N12 W20 S12 E20 $ W20 N12W11 S12$.

## LAND DESCRIPTION

TOTAL OB/XF 21,111

| 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 | | A-1 | 0.00 | 0.00 | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 6,000.00 | 6,000.00 | 6,000 | | | | | | | |
| 2 | 6200 | A | PASTURE 3 | 0 | | A-1 | 0.00 | 0.00 | 42.74 | AC | | 1.00 | 1.00 | 1.00 | 280.00 | 280.00 | 11,967 | | | | | | | |
| 3 | 9910 | M | MKT.VAL.AG | 0 | | A-1 | 0.00 | 0.00 | 42.74 | AC | | 1.00 | 1.00 | 1.00 | 6,000.00 | 6,000.00 | 256,440 | | | | | | | |

REVIEW DATE 02/20/2024 BY TW Total Acres: 43.74 Total Land Value: 17,967 Market: 256,440 Agricultural: 11,967 Common: 6,000 PRINTED 07/07/2026 BY SYS