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

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

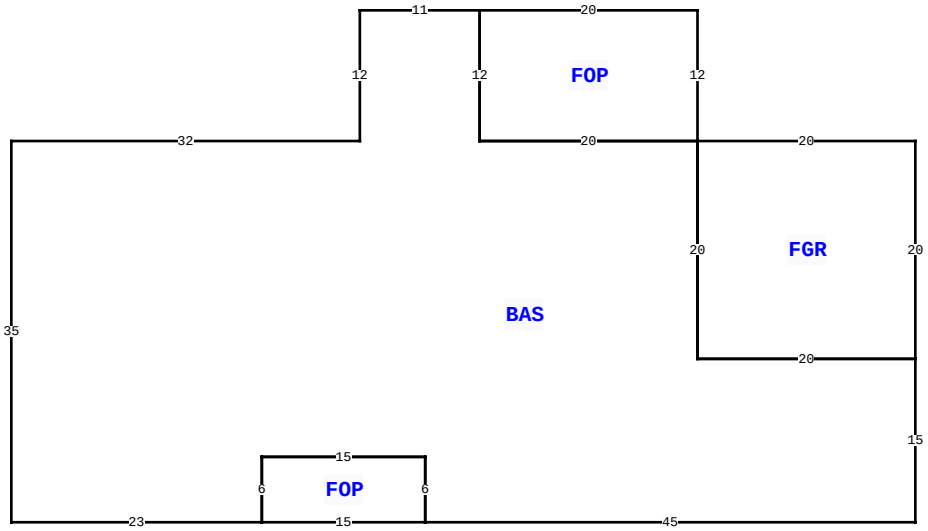
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	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	236,375
FGR	400	55		220	20,417
FOP	90	30		27	2,506
FOP	240	30		72	6,682
TOTALS	3,277			2,866	265,979

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	134.50	385,477	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	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		265,979
TOTAL MARKET OB/XF VALUE		21,111
TOTAL LAND VALUE - MARKET		262,440
TOTAL MARKET VALUE		305,057
SOH/AGL Deduction		55,896
ASSESSED VALUE		249,161
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		197,750
TOTAL JUST VALUE		549,530
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$.

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	

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 05/12/2026 BY SYS