

BEG NE COR OF SE1/4 OF SE1/4, RU
S 1281.27 FT, E 1006.17 FT, RUN
TO POB. (AKA PART OF PARCEL "E")

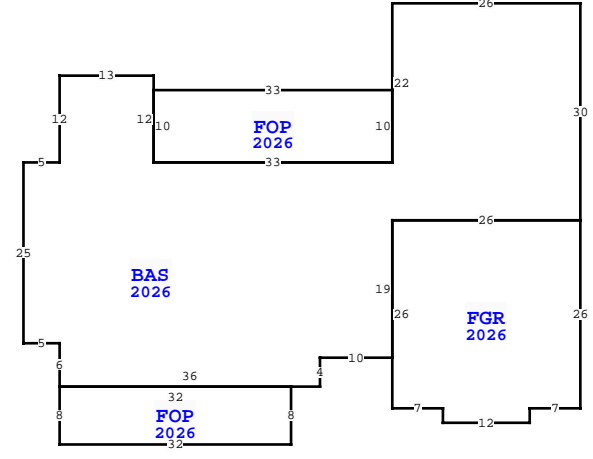
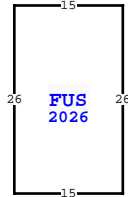
OGBURN BYRON T/OGBURN REBECCA M
5012 SW PINEMOUNT RD
LAKE CITY, FL 32024

2026

02-4S-15-00322-005

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	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		3	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories	1.5	1.5	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	06	06	
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
BAS	2,447	100	2026
FGR	700	55	2026
FOP	256	30	2026
FOP	330	30	2026
FUS	390	100	2026
TOTALS	4,123		

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%	- 2026		459,919	2025	2025	0	0	0.00	100.00
			Heated Area: 2837								
				HX Base Yr 2026							



COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY					
VALUATION BY				STANDARD	
Tax Group: 3				Tax Dist:	
BUILDING MARKET VALUE				459,919	
TOTAL MARKET OB/XF VALUE				36,000	
TOTAL LAND VALUE - MARKET				191,705	
TOTAL MARKET VALUE				506,922	
SOH/AGL Deduction				88,820	
ASSESSED VALUE				418,102	
TOTAL EXEMPTION VALUE				HX HB 51,411	
BASE TAXABLE VALUE				366,691	
TOTAL JUST VALUE				687,624	
NCON VALUE				459,919	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				213,420	
SALE:1:1: LIFE ESTATE REMAINDERMAN					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		
000054545	Swimming Pool and	90,000	11/20/2025		
000049284	New Residential C	498,000	06/30/2025		
000047491	Storage Building	42,280	06/16/2023		
SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / V / I /	RSN CD	SALE PRICE
1484/1273	2/08/2023	WD Q	V	05	185,000
GRANTOR: VINING REVOCABLE TRUS					
GRANTEE: OGBURN BYRON T					
1014/2891	5/05/2004	WD Q	V	01	100
GRANTOR: JAMES & GLORIA Q VINI					
GRANTEE: VINING REVOCABLE TR					
BUILDING NOTES					
BUILDING DIMENSIONS					
BAS=[YR=2026;ORIG=80,10] W26 S22 W33 N12 W13 S12 W5 S25 E5 S6 E36 N4 E10 N19 E26 N30 \$					
FGR=[YR=2026;ORIG=80,40] W26 S26 E7 S2 E12 N2 E7 N26 \$					
FUS=[YR=2026;ORIG=-45,15] E15 S26 W15 N26 \$					
FOP=[YR=2026;ORIG=21,22] E33 S10 W33 N10 \$					
FOP=[YR=2026;ORIG=8,63] E32 S8 W32 N8 \$					

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	0030	BARN,MT	0	100	40	60		1.00	UT 36,000.00	36,000.00	100	2024	2023	100	36,000	

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	0100	C	SFR	100					1.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	6,000							
2	5500	A	TIMBER 2	0					9.53	AC		1.00	1.00	1.00	445.00	445.00	4,241							
3	5910	A	SWAMP/CYPRES	0					19.04	AC		1.00	1.00	1.00	40.00	40.00	762							
4	9910	M	MKT.VAL.AG	0					28.57	AC		1.00	1.00	1.00	6,500.00	6,500.00	185,705							