

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")

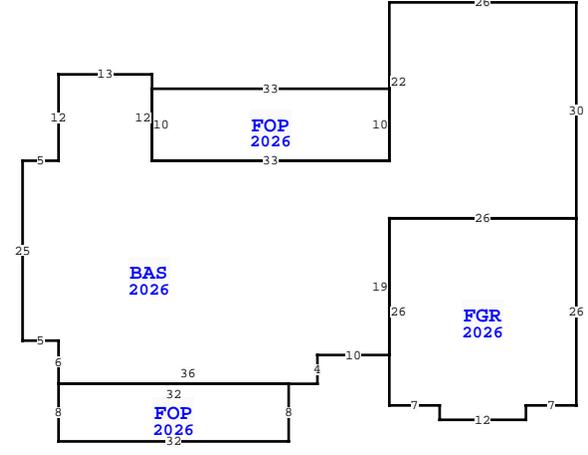
OGBURN BYRON T/OGBURN REBECCA M 5012 SW PINEMOUNT RD LAKE CITY, FL 32024

2026

02-4S-15-00322-005

ELEMENT		CD	CONSTRUCTION		
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,447	100	2026	2,447	337,099
FGR	700	55	2026	385	53,038
FOP	256	30	2026	77	10,608
FOP	330	30	2026	99	13,638
FUS	390	100	2026	390	53,726
TOTALS	4,123			3,398	468,108

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		Heated Area: 2837					HX Base Yr 2026	



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			468,108
TOTAL MARKET OB/XF VALUE			36,000
TOTAL LAND VALUE - MARKET			191,705
TOTAL MARKET VALUE			515,111
SOH/AGL Deduction			88,820
ASSESSED VALUE			426,291
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			374,880
TOTAL JUST VALUE			695,813
NCON VALUE			468,108
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	RSN / I / 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						

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	

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/04/2026
INC DATE		AG DATE	MLU

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 \$	

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							