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

2027

02-4S-15-00322-005

BUILDING CHARACTERISTICS

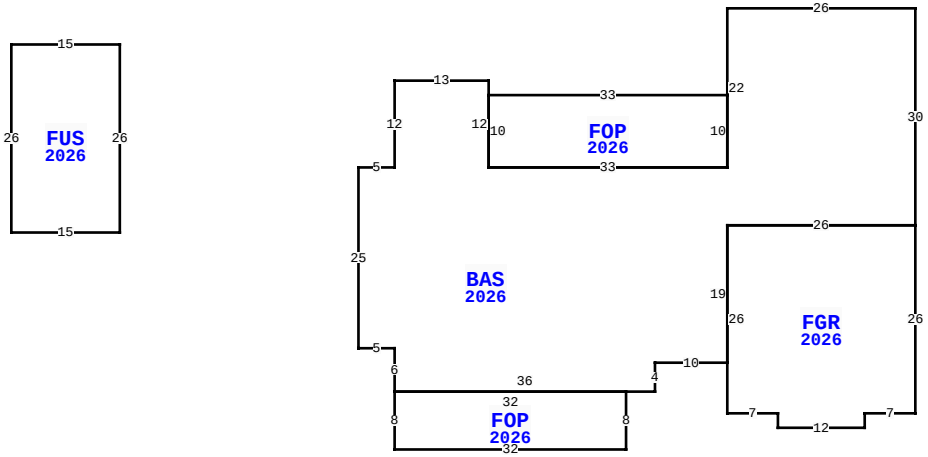
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	325,280
FGR	700	55	2026	385	51,178
FOP	256	30	2026	77	10,236
FOP	330	30	2026	99	13,160
FUS	390	100	2026	390	51,843
TOTALS	4,123			3,398	451,696

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,398	120.8450	132.93	451,696	2025	2025	0	0	0	0.00	100.00

1 SINGLE FAM 100% - 2026 Heated Area: 2837 HX Base Yr 2026



5012 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	0030	BARN,MT	0	100	40	60	1.00	UT	36,000.00	36,000.00	100	2024	2023		100	36,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	451,696
TOTAL MARKET OB/XF VALUE	36,000
TOTAL LAND VALUE - MARKET	191,705
TOTAL MARKET VALUE	498,699
SOH/AGL Deduction	68,204
ASSESSED VALUE	430,495
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	379,084
TOTAL JUST VALUE	679,401
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	687,624

SALE:1:1: LIFE ESTATE REMAINDERMAN

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000056771	Screen Enclosure	26,000	10/13/2026
000056703	Mobile Home		10/01/2026
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 / U	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 $
.

LAND DESCRIPTION

TOTAL OB/XF 36,000

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	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							

REVIEW DATE 03/18/2026 BY robin Total Acres: 29.57 Total Land Value: 11,003 Market: 185,705 Agricultural: 5,003 Common: 6,000 PRINTED 11/17/2026 BY SYS