

COMM SE COR OF NE1/4 OF SW1/4, R  
FOR POB, CONT W 1482.16 FT, S 12  
W 1482.86 FT, N 1282.09 FT TO PO

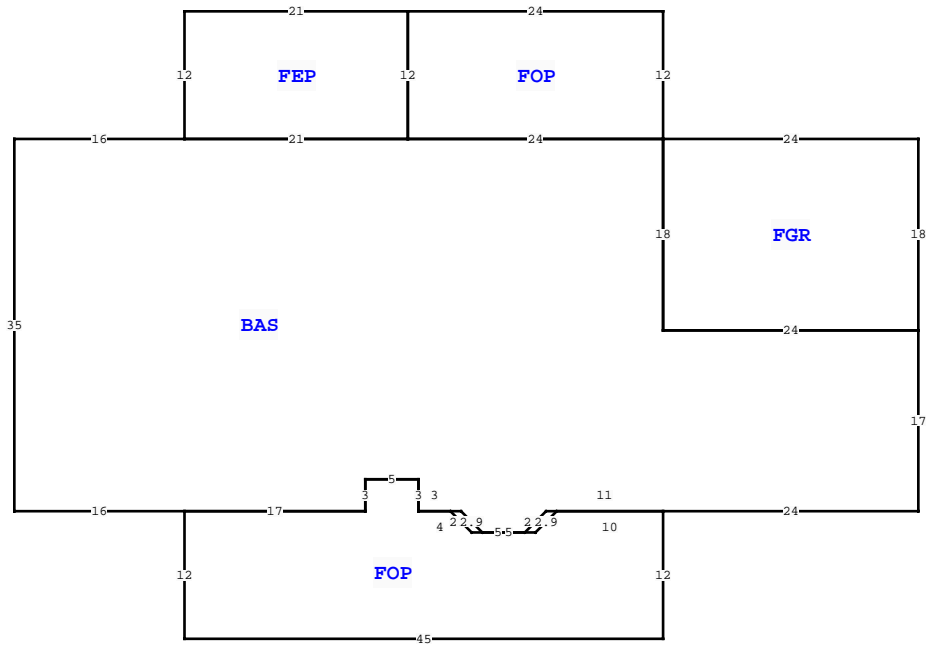
VINING DAVID F/VINING TERRI J  
5276 SW PINEMOUNT RD  
LAKE CITY, FL 32024

**2026**

02-4S-15-00322-006

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectural	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
BAS	2,542	100
FEP	252	80
FGR	432	55
FOP	288	30
FOP	541	30
TOTALS	4,055	
	3,230	345,006

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	3,230	122.2650	136.94	442,316	2003	2003	0	0	22.00	78.00		
2 SINGLE FAM 100% - 2004 Heated Area: 2542 HX Base Yr 2004													



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			370,169
TOTAL MARKET OB/XF VALUE			20,219
TOTAL LAND VALUE - MARKET			261,780
TOTAL MARKET VALUE			411,184
SOH/AGL Deduction			118,476
ASSESSED VALUE			292,708
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			241,297
TOTAL JUST VALUE			652,168
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			634,777

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20400	SFR	429	02/11/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1511/325	3/26/2024	LE U	I	I	14	100
GRANTOR: VINING DAVID F (ENH L)						
GRANTEE: VINING AMANDA LOUIS						
0803/2602	12/28/1994	WD Q	I	I	03	60,000
GRANTOR: EARNEST VINING						
GRANTEE: DAVID F & TERRI J V						

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	0020	BARN,FR	0	100	0	0	UT	2.00	500.00	100	0	0	3	100	1,000	
2	0180	FPIC 1STRY	0	100	0	0	UT	2,000.00	2,000.00	100	2003	2003	3	100	2,000	
3	0294	SHED WOOD/	0	100	8	12	UT	7.50	7.50	100	2003	2003	3	100	720	
4	0261	PRCH, UOP	0	100	6	12	UT	2.50	2.50	100	2003	2003	3	100	180	
5	0294	SHED WOOD/	0	100	13	16	UT	1.50	1.50	100	2003	2003	3	100	312	
6	9947	Septic	0	0	0	0	UT	3,000.00	3,000.00	100			3	100	3,000	
7	0040	BARN,POLE	0	100	13	15	UT	2.00	2.00	100	2003	2003	3	100	390	
8	0020	BARN,FR	0	100	20	48	UT	4.50	4.50	100	2003	2003	3	100	4,320	
9	0252	LEAN-TO W/	0	100	16	72	UT	1.50	1.50	60	2003	2003	3	60	1,037	
10	0040	BARN,POLE	0	100	20	24	UT	2.00	2.00	100	2003	2003	3	100	960	

TOTAL OB/XF													
13,919													
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE								
			05/04/2026			MLU							

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W16 S35 E16 FOP= S12 E45 N12 W10 L2 D2 W5 U2 L2 W4 N3 W5 S3 W17\$ E17 N3 E5 S3 E3 R2 D2 E5 U2 R2 E11 E24 N17 FGR= N18 W24 S18 E24\$ W24 N18 FOP= N12 W24 S12 E24\$ W24 FEP= N12 W21 S12 E21\$ W21\$.													

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	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	42.13	AC		1.00	1.00	1.00	280.00	280.00	11,796							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	42.13	AC		1.00	1.00	1.00	6,000.00	6,000.00	252,780							
4	0200	C	MBL HM	0		A-1	0.00	0.00	0.50	AC		1.00	1.00	1.00	6,000.00	6,000.00	3,000							

