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

2027

02-4S-15-00322-006

BUILDING CHARACTERISTICS

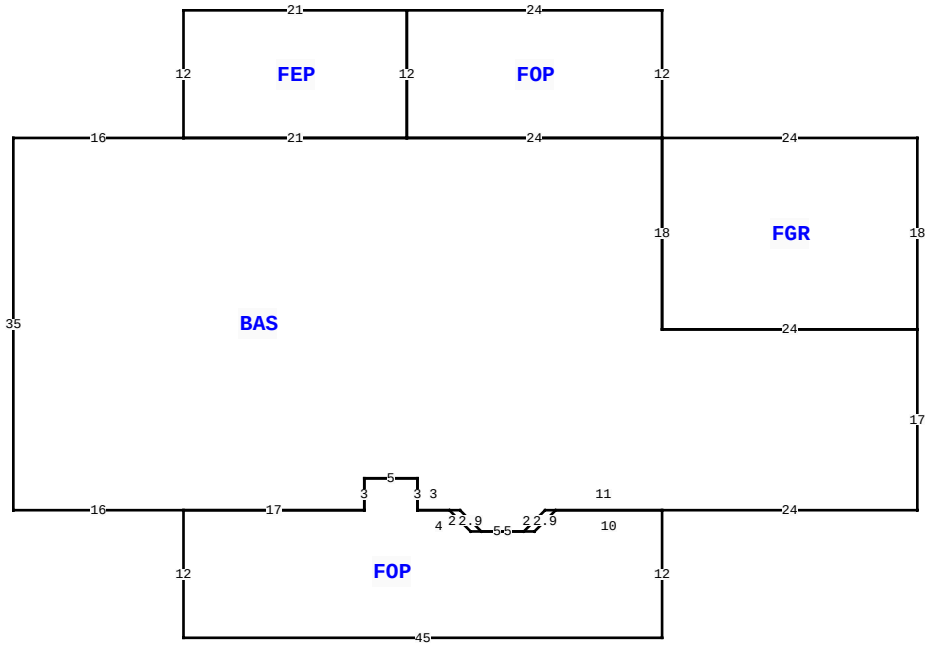
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
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	2,542	100		2,542	266,662
FEP	252	80		202	21,190
FGR	432	55		238	24,967
FOP	288	30		86	9,021
FOP	541	30		162	16,994
TOTALS	4,055			3,230	338,834

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	134.49	434,403	2003	2003	0	0	0	22.00	78.00

2 SINGLE FAM 100% - 2004 Heated Area: 2542 HX Base Yr 2004



5270 SW PINEMOUNT RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/04/2026 MLU
INC DATE		AG DATE	09/23/2026 SF

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	0020	BARN,FR	0	100	0	0	2.00	UT	500.00	500.00	100	0	0	3	100	1,000	
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2003	2003	3	100	2,000	
3	0294	SHED WOOD/	0	100	8	12	96.00	UT	7.50	7.50	100	2003	2003	3	100	720	
4	0261	PRCH, UOP	0	100	6	12	72.00	UT	2.50	2.50	100	2003	2003	3	100	180	
5	0294	SHED WOOD/	0	100	13	16	208.00	UT	1.50	1.50	100	2003	2003	3	100	312	
6	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
7	0040	BARN,POLE	0	100	13	15	195.00	UT	2.00	2.00	100	2003	2003	3	100	390	
8	0020	BARN,FR	0	100	20	48	960.00	UT	4.50	4.50	100	2003	2003	3	100	4,320	
9	0252	LEAN-TO W/	0	100	16	72	1,152.00	UT	1.50	1.50	60	2003	2003	3	60	1,037	
10	0040	BARN,POLE	0	100	20	24	480.00	UT	2.00	2.00	100	2003	2003	3	100	960	

LAND DESCRIPTION

TOTAL OB/XF 13,919

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	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							
3	5500	A	TIMBER 2	0		A-1	0.00	0.00	42.13	AC		1.00	1.00	1.00	445.00	445.00	18,748							
4	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							

REVIEW DATE 08/02/2023 BY JB Total Acres: 43.63 Total Land Value: 27,748 Market: 252,780 Agricultural: 18,748 Common: 9,000 PRINTED 11/17/2026 BY SYS

COLUMBIA COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		363,997
TOTAL MARKET OB/XF VALUE		20,219
TOTAL LAND VALUE - MARKET		261,780
TOTAL MARKET VALUE		411,964
SOH/AGL Deduction		101,789
ASSESSED VALUE		310,175
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		258,764
TOTAL JUST VALUE		645,996
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		652,168

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	14	100
GRANTOR: VINING DAVID F (ENH L						
GRANTEE: VINING AMANDA LOUIS						
0803/2602	12/28/1994	WD	Q	I	03	60,000
GRANTOR: EARNEST VINING						
GRANTEE: DAVID F & TERRI J V						

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$.

COMM SE COR OF NE1/4 OF SW1/4, R
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W 1482.86 FT, N 1282.09 FT TO PO

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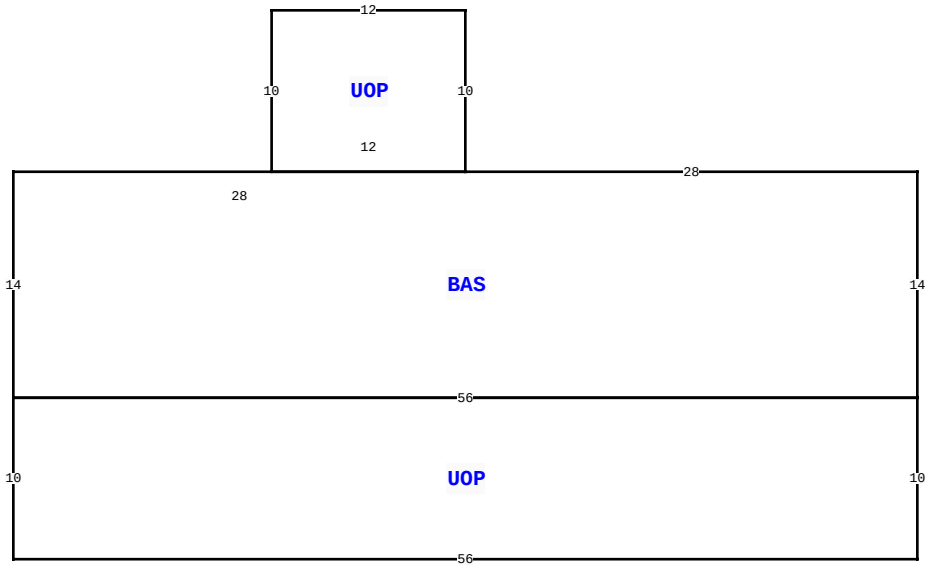
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
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	784	100		784	20,679
UOP	120	25		30	791
UOP	560	25		140	3,693
TOTALS	1,464			954	25,163

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	954	109.9000	65.94	62,907	1989	1989	0	0	0	60.00	40.00

3 MOBILE HME 0% - 2004 Heated Area: 784 HX Base Yr 2004



5270 SW PINEMOUNT RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/04/2026 MLU
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COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 3

VALUATION SUMMARY

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TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		258,764
TOTAL JUST VALUE		645,996
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		652,168

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W28 UOP= N10 W12 S10 E12$ W28 S14 UOP= S10 E56 N10 W56$ E56 N14$.

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
11	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2003	2003	3	100	1,200	
12	0060	CARPORT F	0	0	20	25	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,500	
13	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	400	
14	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	800	
15	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	400	
16	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	800	
17	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 6,300

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

REVIEW DATE 08/02/2023 BY JB Total Acres: 43.63 Total Land Value: 27,748 Market: 252,780 Agricultural: 18,748 Common: 9,000 PRINTED 11/17/2026 BY SYS