LOT 2 & N1/2 LOT 3 BLOCK A WESTW
714-718, WD 1259-404, WD 1374-27

ALARCON YINET VICTORIA HERNANDEZ/AMADOR BARBARO YO
1059 SW PINEMOUNT RD
LAKE CITY, FL 32024

2027

04-4S-16-02749-000

BUILDING CHARACTERISTICS

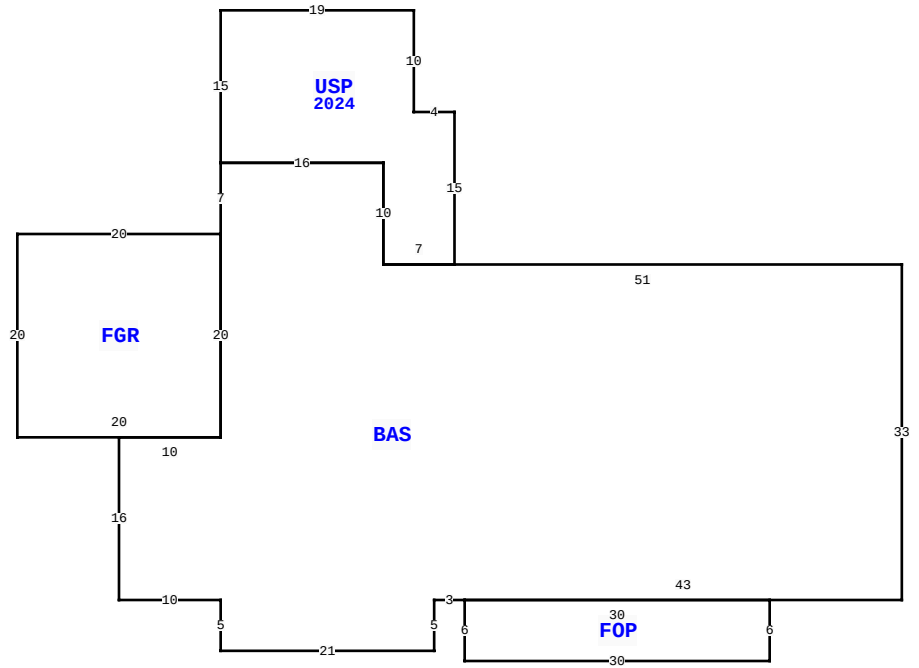
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	4416.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,636	100		2,636	261,400
FGR	400	55		220	21,816
FOP	180	30		54	5,355
USP	375	35	2024	131	12,990
TOTALS	3,591			3,041	301,562

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,041	123.2870	135.62	412,420	1965	2000	0	0	0	26.88	73.12

1 SINGLE FAM 50% - 2026 Heated Area: 2636 HX Base Yr 2026



1059 SW PINEMOUNT RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 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	0294	SHED WOOD/	0	50	24	20	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
2	0296	SHED METAL	0	50	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	600	
3	0296	SHED METAL	0	50	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	200	
4	0180	FPLC 1STRY	0	50	0	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	100	2,000	
5	0200	GARAGE F	0	50	30	40	1,200.00	UT	20.00	20.00	100	2013	2013	3	100	24,000	
6	0070	CARPORT UF	0	50	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	300	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		301,562
TOTAL MARKET OB/XF VALUE		27,600
TOTAL LAND VALUE - MARKET		30,600
TOTAL MARKET VALUE		359,762
SOH/AGL Deduction		0
ASSESSED VALUE		359,762
TOTAL EXEMPTION VALUE	HA HAB	51,411
BASE TAXABLE VALUE		308,351
TOTAL JUST VALUE		359,762
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		365,232

SALE:1:1: PERSONAL PROPERTY INCLUDED (DAUGHTER)

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31364	STORAGE	277	08/20/2013
26957	MAINT/ALTR	40	04/29/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1537/616	4/03/2025	WD	Q	I	01	463,000
GRANTOR: LOCKERBY JENNIFER						
GRANTEE: ALARCON YINET VICTO						
1374/0273	12/07/2018	WD	Q	I	01	265,000
GRANTOR: KENNETH R & SHERYL A						
GRANTEE: RICHARD A & JENNIER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W51 N10 W16 S7 S20 W10 S16 E10 S5 E21 N5 E3 E43 N33 $
FGR=[ORIG=-67,-3] W20 S20 E20 N20 $
FOP=[ORIG=-43,33] S6 E30 N6 W30 $
USP=[YR=2024;ORIG=-48,-25] W19 S15 E16 S10 E7 N15 W4 N10 $
.

LAND DESCRIPTION

TOTAL OB/XF 27,600

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	50		A-1	0.00	0.00	3.06	AC		1.00	1.00	1.00	10,000.00	10,000.00	30,600							

REVIEW DATE 06/27/2025 BY TP Total Acres: 3.06 Total Land Value: 30,600 Market: 0 Agricultural: 0 Common: 30,600 PRINTED 11/17/2026 BY SYS