

COMM NW COR OF SW1/4 OF SE1/4,
 RUN E 393.46 FT FOR POB, CONT
 E 500 FT TO N R/W SR-242, SW

COLUMBIA COUNTY, FLORIDA
 P O BOX 1529
 LAKE CITY, FL 32056

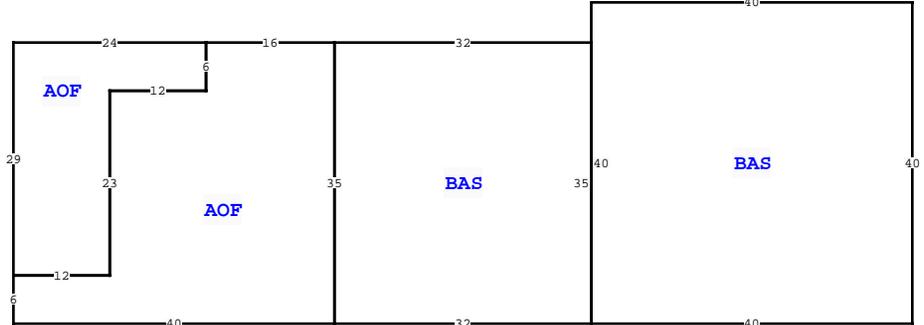
2026

05-4S-16-02776-001



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	17	MSNRY STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	01	MINIMUM	100
Interior Floo	03	CONC FINSH	100
Air Condition	01	NONE	100
Heating Type	01	NONE	100
Plumbing		4	100
Frame	03	MASONRY	100
Story Height		14	100
RMS		2	100
Stories	1.	1.	100
Units		0	100
Condition Adj	03	03	100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SERVGARAGE	0%	0									Heated Area: 4120 HX Base Yr	



Quality	05	05			
DOR CODE	8600	COUNTY IMP			
MAP NUM		MKT AREA 01			
NEIGHBORHOOD/LOC	5416.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	420	150		630	13,142
AOF	980	150		1,470	30,664
BAS	1,120	100		1,120	23,363
BAS	1,600	100		1,600	33,376
TOTALS	4,120			4,820	100,545

2318 SW PINEMOUNT RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/20/2026
INC DATE		AG DATE	MLU

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	0260	PAVEMENT-A	0	0	118	60	1.00	UT	0.00	100	0	0	3	100	4,248	
2	0140	CLFENCE	6	0	0	0	1.00	UT	0.00	100	2014	2014	3	100	200	
3	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	100	2014	2014	3	100	800	

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	8600	C	COUNTY	0		A-1	564.00	119.00	1.50	AC		1.00	1.00	1.00	20,000.00	20,000.00	30,000							

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION BY			STANDARD	
Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE			100,545	
TOTAL MARKET OB/XF VALUE			5,248	
TOTAL LAND VALUE - MARKET			30,000	
TOTAL MARKET VALUE			135,793	
SOH/AGL Deduction			7,766	
ASSESSED VALUE			128,027	
TOTAL EXEMPTION VALUE	03			128,027
BASE TAXABLE VALUE			0	
TOTAL JUST VALUE			135,793	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			122,720	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26395	COUNTY	0	11/06/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W32 AOF= W16 AOF= W24 S29 E12 N23 E12 N6 \$ S6 W12 S23 W12 S6 E40 N35\$ S35 E32 BAS= E40 N40 W40 S40\$ N35\$.