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

2027

05-4S-16-02776-001

BUILDING CHARACTERISTICS

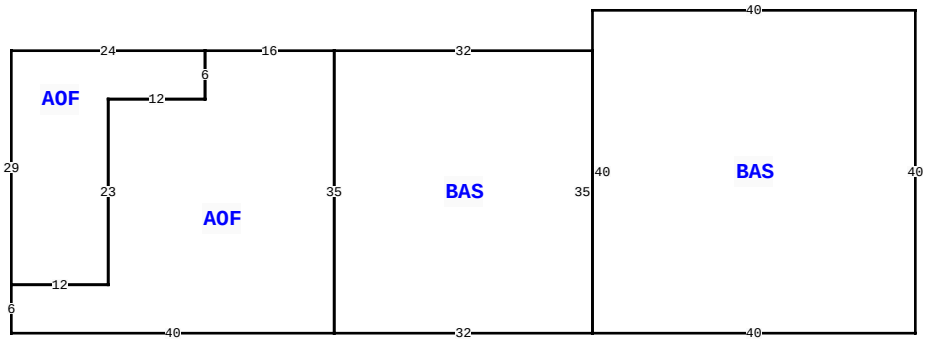
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		4 100
Frame	03	MASONRY 100
Story Height		14 100
RMS		2 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
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	12,351
AOF	980	150		1,470	28,820
BAS	1,120	100		1,120	21,958
BAS	1,600	100		1,600	31,368
TOTALS	4,120			4,820	94,496

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	06	4,820	83.4300	39.21	188,992	1975	1975	0	0	0	50.00	50.00

1 SERVGARAGE 0% - 0 Heated Area: 4120 HX Base Yr



2318 SW PINEMOUNT RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/20/2026 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	0260	PAVEMENT-A	0	0	118	60	1.00	UT	0.00	0.00	100	0	0	3	100	4,248	
2	0140	CLFENCE 6	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	
3	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	800	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		94,496
TOTAL MARKET OB/XF VALUE		5,248
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		129,744
SOH/AGL Deduction		0
ASSESSED VALUE		129,744
TOTAL EXEMPTION VALUE	03	129,744
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		129,744
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		129,744

BLDG:1:1: PINEMOUNT VOLUNTER FIRE DEPT

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$.

LAND DESCRIPTION

TOTAL OB/XF 5,248

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	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							

REVIEW DATE 09/27/2023 BY JB Total Acres: 1.50 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 11/17/2026 BY SYS