COMM SE COR OF SW1/4, RUN W 339.
CONT W 385.79 FT, N 187 FT, NE 1
217.06 FT TO S R/W OF SR-252, NE

REID STEPHANIE/REID DEVON
2565 SW PINEMOUNT RD
LAKE CITY, FL 32024

2026

05-4S-16-02778-000

BUILDING CHARACTERISTICS

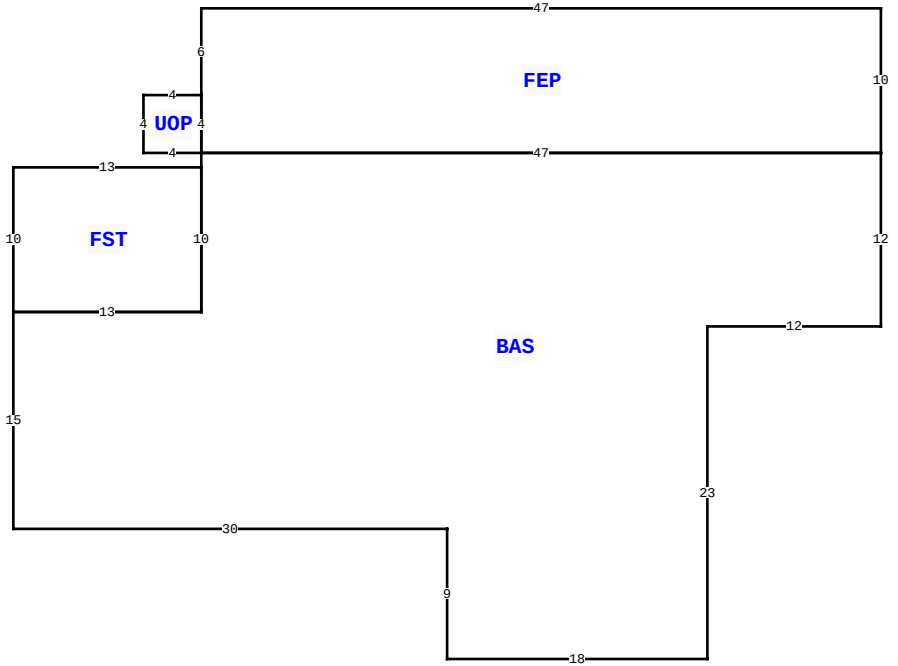
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	04	SINGLE SID 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	13	LAM/VNLPLK 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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 01
NEIGHBORHOOD/LOC	5416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,411	100		1,411	117,377
FEP	470	80		376	31,278
FST	130	55		72	5,990
UOP	16	20		3	250
TOTALS	2,027			1,862	154,894

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,862	114.2660	127.98	238,299	1958	1958	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2025 Heated Area: 1411 HX Base Yr



2565 SW PINEMOUNT RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2026 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	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	150	
2	0294	SHED WOOD/	0	0	0	0	2.00	UT	300.00	300.00	100	1993	1993	3	100	600	
3	0080	DECKING	0	0	12	12	144.00	UT	5.00	5.00	100	1994	1994	3	100	720	
4	0080	DECKING	0	0	10	19	190.00	UT	3.00	3.00	100	1994	1994	3	100	570	
5	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	1994	1994	3	100	562	
6	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2014	2014	3	100	1,200	
7	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	
8	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	154,894
TOTAL MARKET OB/XF VALUE	4,002
TOTAL LAND VALUE - MARKET	39,380
TOTAL MARKET VALUE	198,276
SOH/AGL Deduction	0
ASSESSED VALUE	198,276
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	198,276
TOTAL JUST VALUE	198,276
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	183,956

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1523/341	9/06/2024	WD	Q	I	01	220,000
GRANTOR: RONSONET MARTHA ANN						
GRANTEE: REID STEPHANIE						
0756/1812	2/19/1992	WD	Q	I		44,000
GRANTOR: TAYLOR HARRISON						
GRANTEE: NORBIE RONSONET						

BUILDING NOTES

BUILDING DIMENSIONS

FEP= N10 W47 S6 UOP= W4 S4 E4 N4$ S4 E47$ BAS= W47 S1 FST= W13 S10E13 N10$ S10 W13 S15 E30 S9 E18 N23 E12N12$.

LAND DESCRIPTION

TOTAL OB/XF 4,002

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	0		A-1	0.00	0.00	3.58	AC		1.00	1.00	1.00	11,000.00	11,000.00	39,380							

REVIEW DATE 12/06/2024 BY TP Total Acres: 3.58 Total Land Value: 39,380 Market: 0 Agricultural: 0 Common: 39,380 PRINTED 06/23/2026 BY SYS