

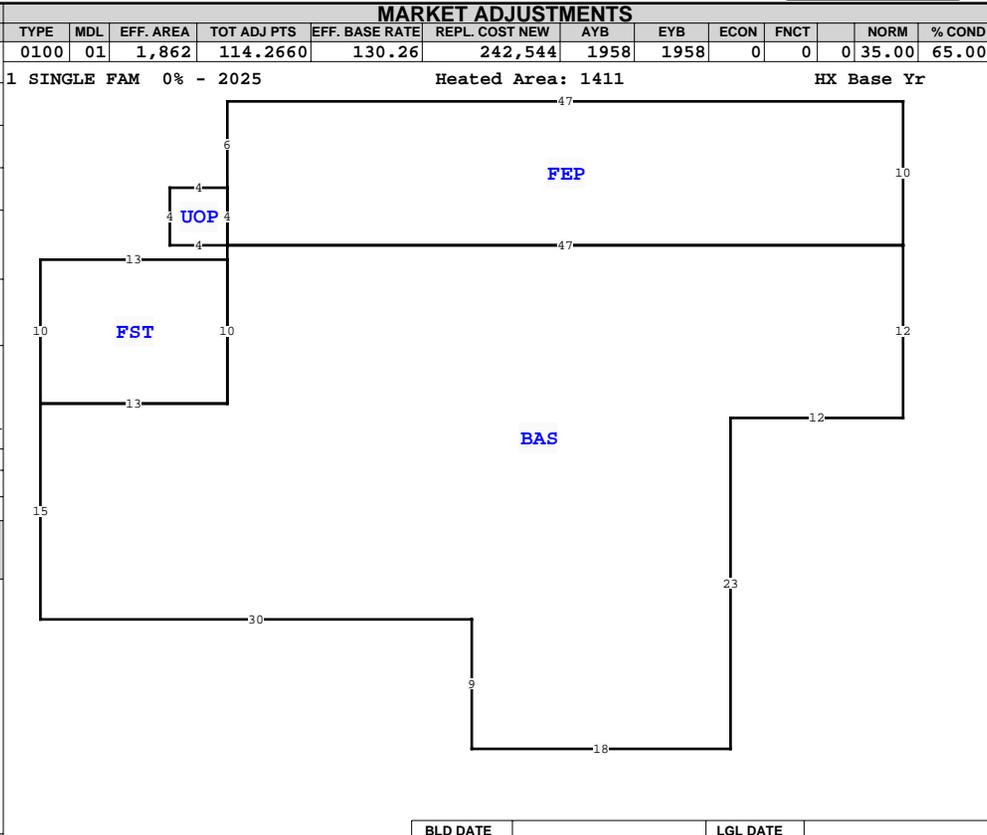
COMM SE COR OF SW1/4, RUN W 339.  
 CONT W 385.79 FT, N 187 FT, NE 1  
 217.06 FT TO S R/W OF SR-252, NE

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

**2026**

05-4S-16-02778-000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	70
Exterior Wall	04	SINGLE SID	30
Roof Structure	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	12	HARDWOOD	50
Interior Floor	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
BAS	1,411	100	
FEP	470	80	
FST	130	55	
UOP	16	20	
TOTALS	2,027		
			1,862
			157,654



2565 SW PINEMOUNT RD, LAKE CITY

BLD DATE	LGL DATE	
XF DATE	LAND DATE	04/21/2026 MLU
INC DATE	AG DATE	

EXTRA FEATURES														TOTAL OB/XF			
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	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	
<b>TOTAL OB/XF</b>																<b>4,002</b>	

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	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							

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION BY		STANDARD	
Tax Group: 2	VALUATION SUMMARY	Tax Dist:	
BUILDING MARKET VALUE		157,654	
TOTAL MARKET OB/XF VALUE		4,002	
TOTAL LAND VALUE - MARKET		39,380	
TOTAL MARKET VALUE		201,036	
SOH/AGL Deduction		0	
ASSESSED VALUE		201,036	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		201,036	
TOTAL JUST VALUE		201,036	
NCON VALUE		0	
INCOME VALUE		0	
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 N4S S4 E47S BAS= W47 S1 FST= W13 S10E13 N10S S10 W13 S15 E30 S9 E18 N23 E12N12S .