COMM SE COR OF SW1/4, RUN W 725.
CONT W 526 FT TO E R/W BARWICK R
ALONG R/W TO S R/W SR-252, NE AL

REGISTER AMANDA DENISE/REGISTER DANIEL PHILLIP
401 SW SLASH LN
LAKE CITY, FL 32024

**2027**

**05-4S-16-02778-003**

## BUILDING CHARACTERISTICS

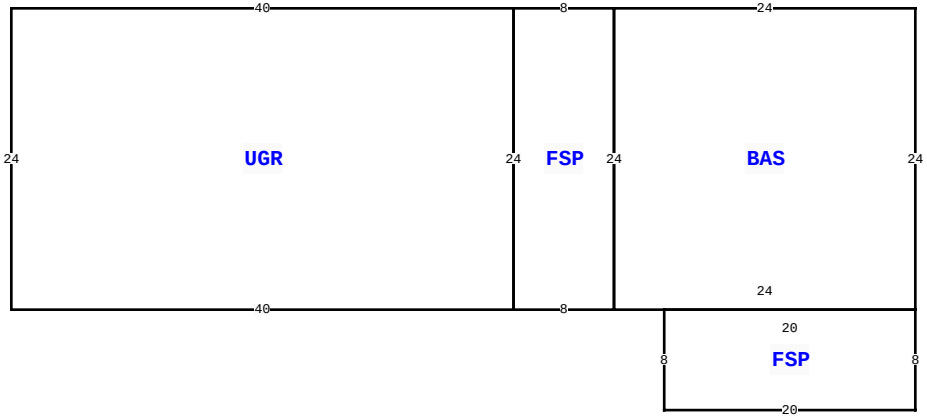
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 14 | PREFIN MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 12 | HARDWOOD 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 1 100 |
| Bathrooms | | 1.5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Architectual | 05 | CONV 100 |
| Units | | 0 100 |
| 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 | 576 | 100 | | 576 | 73,127 |
| FSP | 160 | 40 | | 64 | 8,125 |
| FSP | 192 | 40 | | 77 | 9,776 |
| UGR | 960 | 45 | | 432 | 54,845 |
| TOTALS | 1,888 | | | 1,149 | 145,872 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,149 | 126.4800 | 139.13 | 159,860 | 2018 | 2018 | 0 | 0 | 0 | 8.75 | 91.25 |

1 SINGLE FAM 0% - 2026 Heated Area: 576 HX Base Yr




2655 SW PINEMOUNT RD, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/22/2026 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 | 0296 | SHED METAL | 0 | 0 | 12 | 24 | 288.00 | UT | 9.00 | 9.00 | 100 | 2018 | 2018 | 3 | 100 | 2,592 | |
| 2 | 0166 | CONC,PAVMT | 0 | 0 | 0 | 0 | 813.00 | UT | 2.00 | 2.00 | 100 | 2018 | 2018 | 3 | 100 | 1,626 | |
| 3 | 0263 | PRCH,USP | 0 | 0 | 0 | 0 | 1.00 | UT | 6,800.00 | 6,800.00 | 100 | 2024 | 2023 | | 100 | 6,800 | |
| 4 | 0261 | PRCH, UOP | 0 | 0 | 0 | 0 | 1.00 | UT | 3,000.00 | 3,000.00 | 100 | 2026 | 2025 | | 100 | 3,000 | |
| 5 | 0030 | BARN,MT | 0 | 0 | 30 | 48 | 1,440.00 | UT | 18.00 | 18.00 | 100 | 2026 | 2025 | | 100 | 25,920 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 145,872 |
| TOTAL MARKET OB/XF VALUE | 39,938 |
| TOTAL LAND VALUE - MARKET | 48,600 |
| TOTAL MARKET VALUE | 234,410 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 234,410 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 234,410 |
| TOTAL JUST VALUE | 234,410 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 237,063 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 35522 | SFR | 261 | 07/07/2017 |
| 35524 | GARAGE | 384 | 07/07/2017 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1549/2793 | 9/16/2025 | WD | Q | I | 01 | 345,000 |
| GRANTOR: BREEDEN KENNETH GEORG | | | | | | |
| GRANTEE: REGISTER AMANDA DEN | | | | | | |
| 1401/1411 | 12/16/2019 | WD | Q | I | 01 | 133,000 |
| GRANTOR: MICHAEL W STONEPAINTE | | | | | | |
| GRANTEE: KENNETH G BREEDEN J | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W24 FSP= W8 UGR= W40 S24 E40 N24$ S24 E8 N24$ S24 E24
FSP= S8 W20 N8 E20$ N24$.

## LAND DESCRIPTION

TOTAL OB/XF 39,938

| 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 | 4.50 | AC | | 1.00 | 1.00 | 0.90 | 12,000.00 | 10,800.00 | 48,600 | | | | | | | |

REVIEW DATE 12/18/2025 BY TP Total Acres: 4.50 Total Land Value: 48,600 Market: 0 Agricultural: 0 Common: 48,600 PRINTED 11/16/2026 BY SYS