

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

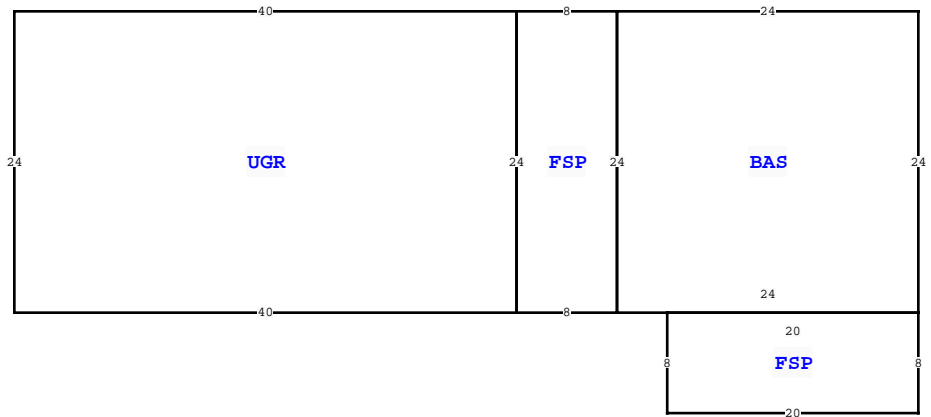
REGISTER AMANDA DENISE/REGISTER DANIEL PHILLIP  
 401 SW SLASH LN  
 LAKE CITY, FL 32024

**2026**

05-4S-16-02778-003

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	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
Architctual Units	05	CONV	100
		0	100

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	141.66	162,767	2018	2018	0	0	0	8.75	91.25
1 SINGLE FAM 0% - 2026 Heated Area: 576 HX Base Yr												



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	74,456
FSP	160	40		64	8,273
FSP	192	40		77	9,954
UGR	960	45		432	55,842
TOTALS	1,888			1,149	148,525

2655 SW PINEMOUNT RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026
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	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	

TOTAL OB/XF 39,938

LAND DESCRIPTION																								
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	4.50	AC		1.00	1.00	0.90	12,000.00	10,800.00	48,600							

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY			STANDARD	
VALUATION BY	Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE	148,525			
TOTAL MARKET OB/XF VALUE	39,938			
TOTAL LAND VALUE - MARKET	48,600			
TOTAL MARKET VALUE	237,063			
SOH/AGL Deduction	0			
ASSESSED VALUE	237,063			
TOTAL EXEMPTION VALUE	0			
BASE TAXABLE VALUE	237,063			
TOTAL JUST VALUE	237,063			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	191,370			

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\$.