BEG AT THE POINT OF INTERS OF TH
SW1/4 OF SW1/4 AND THE N R/W OF
71 W ALONG R/W 505.76 FT, N 543.

COX LAVONNE
2732 SW PINEMOUNT ROAD
LAKE CITY, FL 32024

2027

05-4S-16-02779-000

BUILDING CHARACTERISTICS

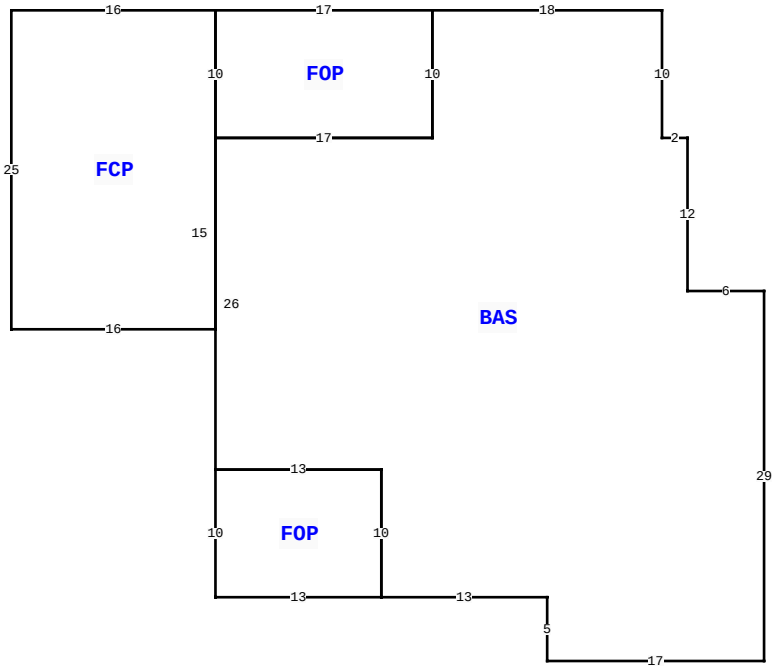
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 90
Exterior Wall	19	COMMON BRK 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	5000	IMPROVED AG
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	1,611	100		1,611	133,691
FCP	400	25		100	8,299
FOP	130	30		39	3,236
FOP	170	30		51	4,232
TOTALS	2,311			1,801	149,458

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,801	110.7000	121.77	219,308	1953	1999	0	0	0	31.85	68.15

1 SINGLE FAM 100% - 2000 Heated Area: 1611 HX Base Yr 2000



2732 SW PINEMOUNT RD, LAKE CITY

BLD DATE		LGL DATE	04/22/2026 MLU
XF DATE		LAND DATE	
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	0031	BARN,MT AE	0	100	24	30	1.00	UT	0.00	0.00	100	1999	1999	3	100	3,000	
2	0166	CONC,PAVMT	0	100	0	0	538.00	UT	1.50	1.50	100	1999	1999	3	100	807	
3	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	1,500	
4	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2006	2006	3	100	1,200	
5	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	600	
6	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	300	
7	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,200	
8	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	500	
9	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		149,458
TOTAL MARKET OB/XF VALUE		10,107
TOTAL LAND VALUE - MARKET		58,310
TOTAL MARKET VALUE		173,438
SOH/AGL Deduction		40,397
ASSESSED VALUE		133,041
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		76,630
TOTAL JUST VALUE		217,875
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		220,588

SALE:1:1: LOW FOR AREA

PERMIT NUM	DESCRIPTION	AMT	ISSUED
14653	SFR	295	10/22/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0877/1389	3/30/1999	WD	Q	I	01	90,000
GRANTOR: COX & SONS CONST						
GRANTEE: JAMES R & LAVONNE C						
0850/1695	12/16/1997	WD	Q	I		60,000
GRANTOR: BARWICK						
GRANTEE: COX & SONS CONST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W18 FOP= W17 S10 E17 N10$ S10 W17 FCP= N10 W16 S25 E16 N15$ S26 FOP= S10 E13 N10 W13$ E13 S10 E13 S5 E17 N29 W6 N12 W2 N10$.

LAND DESCRIPTION

TOTAL OB/XF 10,107

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	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	12,000.00	12,000.00	12,000							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	4.21	AC		1.00	1.00	1.00	445.00	445.00	1,873							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	4.21	AC		1.00	1.00	1.00	11,000.00	11,000.00	46,310							

REVIEW DATE 09/29/2023 BY JB Total Acres: 5.21 Total Land Value: 13,873 Market: 46,310 Agricultural: 1,873 Common: 12,000 PRINTED 11/16/2026 BY SYS