COMM NE COR OF SE1/4 OF SW1/4, R
TO E R/W OF 60-FT EASEMENT, RUN
R/W CR-252, S 71 DEG W 62.67 FT

CLEEK JASON SR
2654 SW PINEMOUNT RD
LAKE CITY, FL 32024

2027

05-4S-16-02779-001

BUILDING CHARACTERISTICS

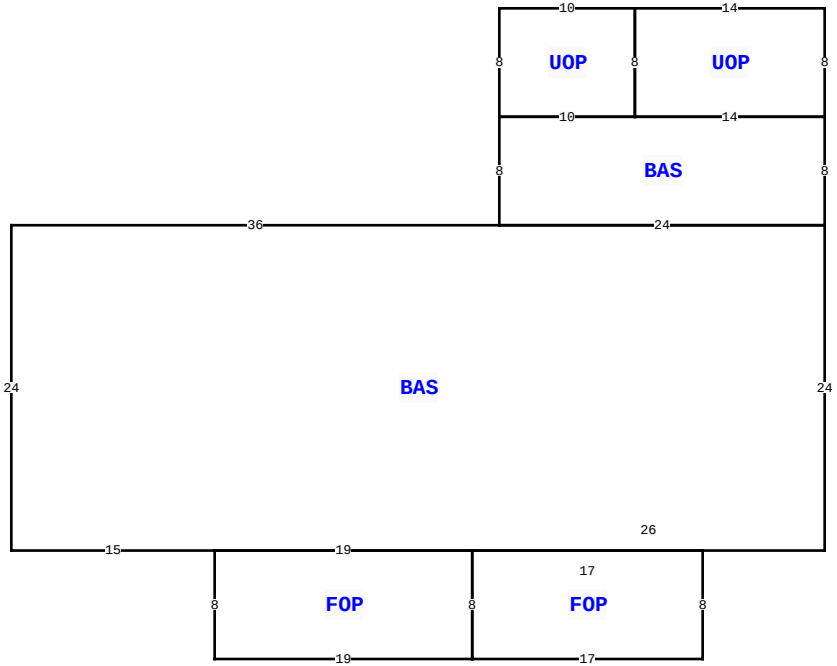
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0200	MOBILE HOME
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	192	100		192	3,990
BAS	1,440	100		1,440	29,923
FOP	136	35		48	998
FOP	152	35		53	1,101
UOP	80	25		20	416
UOP	112	25		28	582
TOTALS	2,112			1,781	37,009

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,781	86.5890	51.95	92,523	1974	1974	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2003 Heated Area: 1632 HX Base Yr 2003



2654 SW PINEMOUNT RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/04/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	37,009
TOTAL MARKET OB/XF VALUE	9,200
TOTAL LAND VALUE - MARKET	76,000
TOTAL MARKET VALUE	122,209
SOH/AGL Deduction	51,805
ASSESSED VALUE	70,404
TOTAL EXEMPTION VALUE	HX HB SX WR 70,404
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	122,209
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	122,209

SALE:2:1: $.70 STAMPS

XFOB:1:1: HOLM ID#L0090HA & L0090HB ORB 789-1767

SALE:1:1: 10 AC WITH MH INCLUDED

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1577/1214	9/14/2026	PB	U	I	18	0
GRANTOR: CLERK OF COURT (CLEEK						
GRANTEE: CLEEK JASON SR						
0945/1664	1/18/2002	WD	Q	I		50,000
GRANTOR: WILLIAM L & KAREN LAU						
GRANTEE: FLOYD & BETTY CLEEK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W36 S24 E15 FOP= S8 E19 N8 W19$ E19 FOP= S8 E17 N8 W17$E26 N24 BAS= N8 UOP= N8 W14 S8 E14$ W14 UOP= N8 W10 S8 E10$ W10S8 E24$ W24$.

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	0210	GARAGE U	0	100	0	0	1.00	UT	500.00	500.00	50	1994	1994	3	50	250	
2	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	100	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	100	
5	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	50	
6	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	
7	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	800	
8	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	800	

LAND DESCRIPTION

TOTAL OB/XF 9,200

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	0200	C	MBL HM	100		00	0.00	0.00	10.00	AC		1.00	1.00	0.80	9,500.00	7,600.00	76,000							

REVIEW DATE 09/29/2023 BY JB Total Acres: 10.00 Total Land Value: 76,000 Market: 0 Agricultural: 0 Common: 76,000 PRINTED 11/16/2026 BY SYS