COMM SW COR, RUN N 43.87 FT TO N FOR POB, CONT N 315 FT, E 210 FT W 210 FT TO POB.

LEITZEN CHRIS/LEITZEN SUSAN
2958 SW PINEMOUNT RD
LAKE CITY, FL 32024

2027

05-4S-16-02780-000

BUILDING CHARACTERISTICS

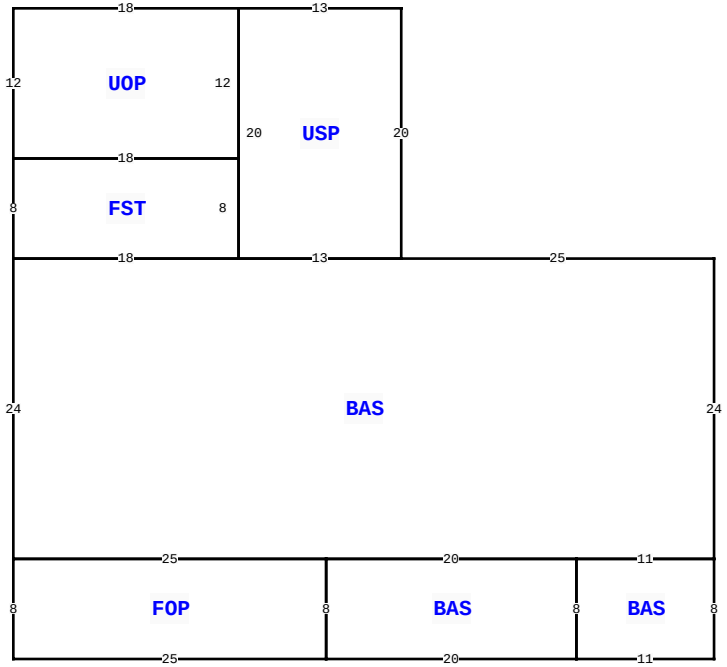
ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	14	CARPET 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	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	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	88	100		88	6,750
BAS	160	100		160	12,273
BAS	1,344	100		1,344	103,093
FOP	200	30		60	4,603
FST	144	55		79	6,060
UOP	216	20		43	3,298
USP	260	35		91	6,980
TOTALS	2,412			1,865	143,058

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,865	107.2820	118.01	220,089	1966	1966	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2022 Heated Area: 1592 HX Base Yr 2022



2958 SW PINEMOUNT RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/20/2026 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		143,058
TOTAL MARKET OB/XF VALUE		4,936
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		177,994
SOH/AGL Deduction		21,667
ASSESSED VALUE		156,327
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		99,916
TOTAL JUST VALUE		177,994
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		180,600

BLDG:2:1: VAGABOND

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1448/580	9/17/2021	WD	Q	I	01	145,000
GRANTOR: SMITH MICHAEL D						
GRANTEE: LEITZEN CHRIS						
1403/2085	1/16/2020	WD	U	I	37	53,400
GRANTOR: MARY EARLS						
GRANTEE: MICHAEL D SMITH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W25 USP= N20 W13 S20 E13$ W13 FST= N8 UOP= N12 W18 S12 E18$ W18 S8 E18$ W18 S24 FOP= S8E25 N8 W25$ E25 BAS= S8 E20N8 W20$ E20 BAS= S8 E11 N8 W11 $ E11 N24$.

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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	50	
2	0010	BARN,BLK	0	100	28	36	1,008.00	UT	4.50	4.50	100	1994	1994	3	100	4,536	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	350	

LAND DESCRIPTION

TOTAL OB/XF 4,936

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	210.00	315.00	1.50	AC		1.00	1.00	1.00	20,000.00	20,000.00	30,000							

REVIEW DATE 09/29/2023 BY JB Total Acres: 1.50 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 11/17/2026 BY SYS