COMM AT NW COR OF SE1/4 OF SW 1/
E 250.90 FT. FOR POB CONT E 661.
S 110 FT, E 155.23 FT, S 244.22

CHENEY CHRISTOPHER WAYNE
2650 SW PINEMOUNT RD
LAKE CITY, FL 32024

**2027**

**05-4S-16-02780-001**

## BUILDING CHARACTERISTICS

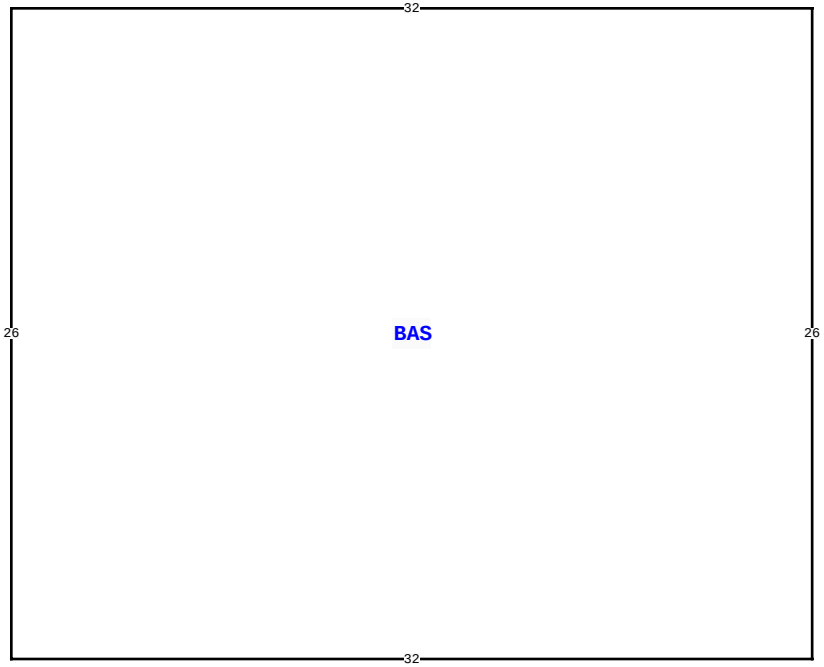
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 03 | CONC FINSH 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 1 100 |
| 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 | 5416.0300 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 832 | 100 | | 832 | 80,216 |
| TOTALS | 832 | | | 832 | 80,216 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 832 | 111.3000 | 122.43 | 101,862 | 2008 | 2008 | 0 | 0 | 0 | 21.25 | 78.75 |

3 SINGLE FAM 100% - 2014 Heated Area: 832 HX Base Yr 2014




2648 SW PINEMOUNT RD, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | 05/04/2026 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 | 0010 | BARN,BLK | 0 | 0 | 70 | 29 | 2,030.00 | UT | 9.00 | 9.00 | 25 | 1996 | 1996 | 3 | 25 | 4,568 | |
| 2 | 9945 | Well/Sept | 0 | 100 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 80,216 |
| TOTAL MARKET OB/XF VALUE | | 11,568 |
| TOTAL LAND VALUE - MARKET | | 83,592 |
| TOTAL MARKET VALUE | | 175,376 |
| SOH/AGL Deduction | | 72,274 |
| ASSESSED VALUE | | 103,102 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 51,691 |
| TOTAL JUST VALUE | | 175,376 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 176,837 |

XFOB:1:1: OLD MH USED FOR STORAGE

PRMT:6:1: LOT 5 WILSEY

PRMT:5:1: LOT 2/SCHARFF

PRMT:4:1: LOT 13/BECK

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 31798 | M H | 576 | 03/10/2014 |
| 26551 | SFR | 293 | 12/27/2007 |
| 15308 | PUMP/UTPOL | 30 | 03/26/1999 |
| 13076 | M H | 125 | 09/18/1997 |
| 12398 | M H | 125 | 04/11/1997 |
| 12336 | M H | 125 | 03/31/1997 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q/U | V/I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1244/0715 | 11/01/2012 | WD | Q | I | 01 | 95,000 |
| GRANTOR: STONEPAINTER | | | | | | |
| GRANTEE: CHRISTOPHER WAYNE C | | | | | | |
| 1011/0169 | 3/15/2004 | WD | Q | I | | 72,000 |
| GRANTOR: ROBINSON | | | | | | |
| GRANTEE: STONEPAINTER | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS= W32 S26 E32 N26$.

## LAND DESCRIPTION

TOTAL OB/XF 11,568

| 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 | 10.29 | AC | | 1.00 | 1.00 | 0.85 | 9,500.00 | 8,075.00 | 83,092 | | | | | | | |
| 2 | 9600 | C | WASTELAND | 100 | | | 0.00 | 0.00 | 1.00 | UT | | 1.00 | 1.00 | 1.00 | 500.00 | 500.00 | 500 | | | | | | | |

REVIEW DATE 09/29/2023 BY KS Total Acres: 10.43 Total Land Value: 83,592 Market: 0 Agricultural: 0 Common: 83,592 PRINTED 11/17/2026 BY SYS