

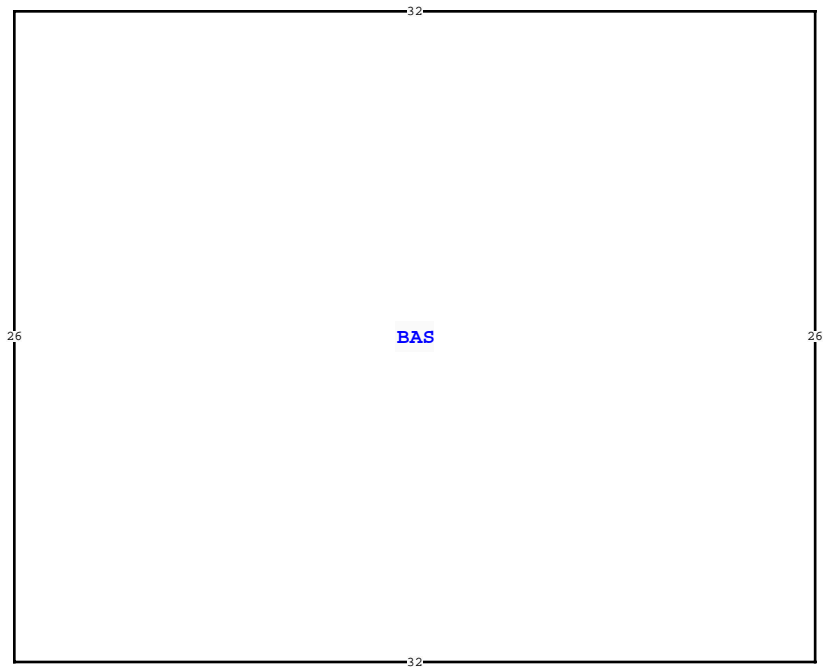
COMM AT NW COR OF SE1/4 OF SW 1/
E 250.90 FT. FOR POB CONT E 661.
S 110 FT, E 155.23 FT, S 244.22

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

2026

05-4S-16-02780-001


| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|------------------|---------------|--------|
| ELEMENT | CD | | |
| 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 Units | 05 | CONV | 100 |
| | | 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 |
| BAS | 832 | 100 | |
| TOTALS | 832 | | 832 |
| | | | 81,677 |

| 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 | 124.66 | 103,717 | 2008 | 2008 | 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 | | | | | |

| COLUMBIA COUNTY PROPERTY | | | | PAGE 1 of 1 | 2 | |
|-----------------------------------|-------------|-----------|------------|--------------|--------|------------|
| VALUATION SUMMARY | | | | | | |
| VALUATION BY | | | | STANDARD | | |
| Tax Group: 2 | | | | Tax Dist: | | |
| BUILDING MARKET VALUE | | | | 81,677 | | |
| TOTAL MARKET OB/XF VALUE | | | | 11,568 | | |
| TOTAL LAND VALUE - MARKET | | | | 83,592 | | |
| TOTAL MARKET VALUE | | | | 176,837 | | |
| SOH/AGL Deduction | | | | 76,605 | | |
| ASSESSED VALUE | | | | 100,232 | | |
| TOTAL EXEMPTION VALUE | | | | HX HB 51,411 | | |
| BASE TAXABLE VALUE | | | | 48,821 | | |
| TOTAL JUST VALUE | | | | 176,837 | | |
| NCON VALUE | | | | 0 | | |
| INCOME VALUE | | | | | | |
| PREVIOUS YEAR MKT VALUE | | | | 173,760 | | |
| 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\$. | | | | | | |

| 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 | 0010 | BARN,BLK | 0 | 0 | 70 | 29 | 2,030.00 | UT | 9.00 | 25 | 1996 | 1996 | 3 | 25 | 4,568 | |
| 2 | 9945 | Well/Sept | 0 | 100 | 0 | 0 | 1.00 | UT | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |
| TOTAL OB/XF 11,568 | | | | | | | | | | | | | | | | |

| LAND DESCRIPTION | | | | | | | | | | | | | | | | | TOTAL OB/XF 11,568 | | | | | | | | | |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|----------|--------|---------|------------|----------------|--------------------|-----------------------------|------|---------|------|-----|----|--------|--|--|
| 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 | 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 | | | | | | | | | |