

COMM NE COR OF SE1/4 OF SW1/4, R
S 729.72 FT TO POB, RUN N 64 DEG
18 DEG E 220.83 FT TO N N R/W CR

SMITH MARION
2620 SW PINEMOUNT RD
LAKE CITY, FL 32024

2026

05-4S-16-02780-002

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	08	SHT VINYL 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	1.100
Architectual Units	05	CONV 100
Condition Adj	03	0 100
Kitchen Adjus	01	01 100
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
BAS	1,483	100
FGR	378	55
FOP	88	30
FST	110	55
UOP	189	20
TOTALS	2,248	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100% - 0		130.49	236,839	1976	1976	0	0	35.00	65.00
Heated Area: 1483 HX Base Yr											

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		153,945	
TOTAL MARKET OB/XF VALUE		1,350	
TOTAL LAND VALUE - MARKET		26,000	
TOTAL MARKET VALUE		181,295	
SOH/AGL Deduction		85,104	
ASSESSED VALUE		96,191	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		44,780	
TOTAL JUST VALUE		181,295	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		174,594	
SALE:2:1: \$.70 STAMPS			
LAND:1:1: 1.36 AC			
PRMT:1:1: LOT 7/ANDREW			
SALE:1:1: 1.36 AC WITH IMP			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053235	Remodel	7,113	05/27/2025
000051973	Roof Replacement	11,900	01/03/2025
13977	M H	125	05/06/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0993/2903	8/15/2003	WD	Q	I	01	100
GRANTOR: CARL SMITH						
GRANTEE: MARION SMITH						
0784/0971	12/30/1993	WD	Q	I	03	47,500
GRANTOR: MOYSE B SMITH						
GRANTEE: CARL SMITH						

EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00
2	0040	BARN, POLE	0	100	0	0	1.00	UT	100.00	100.00
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00

TOTAL OB/XF											
1,350											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	100		A-1	0.00	0.00	1.00	LT	1.00

BUILDING NOTES						
BAS= W61 S20 UOP= W21 S9 E21N9S9 E28 FOP= E22 N4 W22 S4S4N4 E22 FGR= S4 E21 N18 W21 S14S N14 E11 FST= E10 N11 W10S11S N11S.						

LAND DESCRIPTION																
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
1	0100	C	SFR	100		A-1	0.00	0.00	1.00	LT	1.00	1.00	1.00	26,000.00	26,000.00	26,000