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

2027

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 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
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

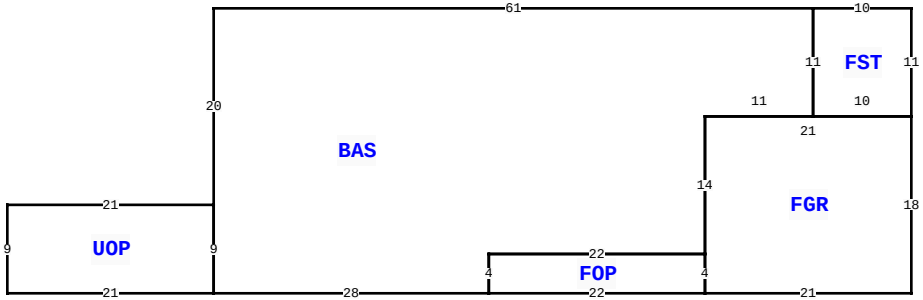
NEIGHBORHOOD/LOC 5416.0300 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,483	100		1,483	121,371
FGR	378	55		208	17,023
FOP	88	30		26	2,128
FST	110	55		60	4,911
UOP	189	20		38	3,110
TOTALS	2,248			1,815	148,543

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,815	114.4640	125.91	228,527	1976	1976	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1483 HX Base Yr



2620 SW PINEMOUNT RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/20/2026 MLU
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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	
2	0040	BARN,POLE	0	100	0	0	1.00	UT	100.00	100.00	50	2006	2006	3	50	50	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		148,543
TOTAL MARKET OB/XF VALUE		1,350
TOTAL LAND VALUE - MARKET		26,000
TOTAL MARKET VALUE		175,893
SOH/AGL Deduction		76,816
ASSESSED VALUE		99,077
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		47,666
TOTAL JUST VALUE		175,893
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		178,594

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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W61 S20 UOP= W21 S9 E21N9$S9 E28 FOP= E22 N4 W22 S4$N4 E22 FGR= S4 E21 N18 W21 S14$ N14 E11 FST= E10 N11 W10S11$ N11$.

LAND DESCRIPTION

TOTAL OB/XF 1,350

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	1.00	LT		1.00	1.00	1.00	26,000.00	26,000.00	26,000							

REVIEW DATE 05/01/2026 BY robin Total Acres: 1.53 Total Land Value: 26,000 Market: 0 Agricultural: 0 Common: 26,000 PRINTED 11/17/2026 BY SYS