

COMM NE COR OF SE1/4 OF SW1/4, R
 FT, S 729.72 FT, NE 220.63 FT FO
 79.23 FT, NE 20.77 FT, SE 218 FT

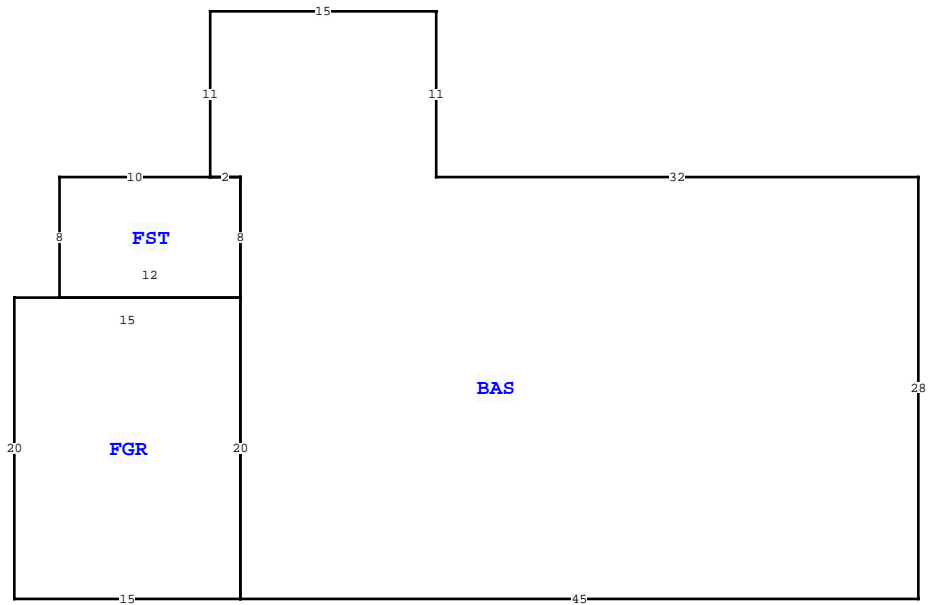
FINLEY YVONNE/FINLEY SAMUEL T JR
 2584 SW PINEMOUNT RD
 LAKE CITY, FL 32024

2026

05-4S-16-02780-003

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	80
Exterior Wall	05	AVERAGE	20
Roof Structure	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	90
Interior Wall	02	WALL BD/WD	10
Interior Floor	14	CARPET	90
Interior Floor	06	VINYL ASB	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		1	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectural	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
BAS	1,425	100	
FGR	300	55	
FST	96	55	
TOTALS	1,821		

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%	- 1996		Heated Area: 1425					HX Base Yr 1996	



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			133,099
TOTAL MARKET OB/XF VALUE			5,200
TOTAL LAND VALUE - MARKET			26,000
TOTAL MARKET VALUE			164,299
SOH/AGL Deduction			79,284
ASSESSED VALUE			85,015
TOTAL EXEMPTION VALUE	HX HB SX		85,015
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			164,299
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			164,299
LAND:1:1: .50 AC			

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1462/1882	3/24/2022	LE U		I	14	100
GRANTOR: FINLEY YVONNE						
GRANTEE: FINLEY YVONNE (ENH						
1402/2451	1/08/2020	LE U		I	14	100
GRANTOR: SAMUEL & YVONNE FINLE						
GRANTEE: SUSAN FOWLER & ETAL						

EXTRA FEATURES																
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	0190	FPLC PF	0	100	0	0	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
2	0130	CLFENCE	5	0	100	0	UT	0.00	0.00	100	1993	1993	3	100	800	
3	0294	SHED WOOD/	0	100	0	0	UT	5.00	5.00	100	1993	1993	3	100	400	
4	0294	SHED WOOD/	0	100	0	0	UT	0.00	0.00	100	2014	2014	3	100	1,800	
5	0166	CONC, PAVMT	0	100	0	0	UT	0.00	0.00	100	2019	2019	3	100	1,000	

TOTAL OB/XF											
2584 SW PINEMOUNT RD, LAKE CITY											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
04/08/2025 MLU											

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS= W32 N11 W15 S11 FST= W10 S8 E12 N8 W2\$ E2 S8 FGR= W15 S20 E15 N20\$ S20 E45 N28\$.											

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	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	100		A-1	100.00	220.00	1.00	LT		1.00	1.00	1.00	26,000.00	26,000.00	26,000							