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

2027

05-4S-16-02780-003

BUILDING CHARACTERISTICS

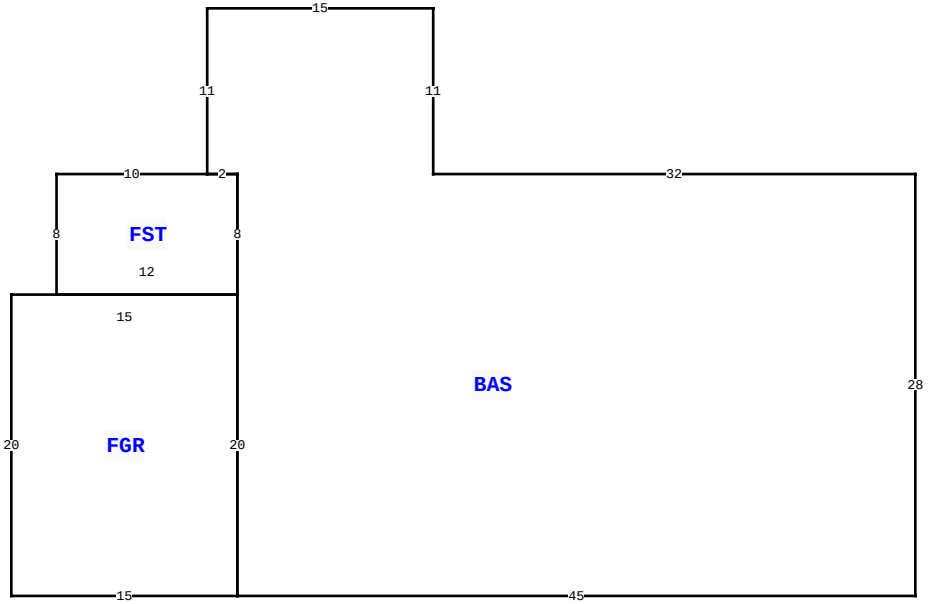
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	05	AVERAGE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 90
Interior Wall	02	WALL BD/WD 10
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
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	1,425	100		1,425	113,373
FGR	300	55		165	13,127
FST	96	55		53	4,217
TOTALS	1,821			1,643	130,717

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,643	111.2760	122.40	201,103	1977	1977	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 1996 Heated Area: 1425 HX Base Yr 1996



2584 SW PINEMOUNT RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
2	0130	CLFENCE 5	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	800	
3	0294	SHED WOOD/	0	100	0	0	80.00	UT	5.00	5.00	100	1993	1993	3	100	400	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,800	
5	0166	CONC,PAVMT	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		130,717
TOTAL MARKET OB/XF VALUE		5,200
TOTAL LAND VALUE - MARKET		26,000
TOTAL MARKET VALUE		161,917
SOH/AGL Deduction		74,352
ASSESSED VALUE		87,565
TOTAL EXEMPTION VALUE	HX HB SX	87,565
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		161,917
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		164,299

LAND:1:1: .50 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED
16935	M H	125	05/08/2000

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						

BUILDING NOTES

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

TOTAL OB/XF 5,200

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	100.00	220.00	1.00	LT		1.00	1.00	1.00	26,000.00	26,000.00	26,000							

REVIEW DATE 09/29/2023 BY JB Total Acres: 0.51 Total Land Value: 26,000 Market: 0 Agricultural: 0 Common: 26,000 PRINTED 11/17/2026 BY SYS