COMM NE COR OF SE1/4 OF SW1/4 RU
W R/W BIRLEY RD, RUN S ALONG R/W
R/W CR-252, SW ALONG R/W 228.89

TREY DANIEL A/AVERILL HELENA S
2500 SW PINEMOUNT RD
LAKE CITY, FL 32024

2026

05-4S-16-02780-006

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	08	WD OR PLY 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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		1.5 100
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

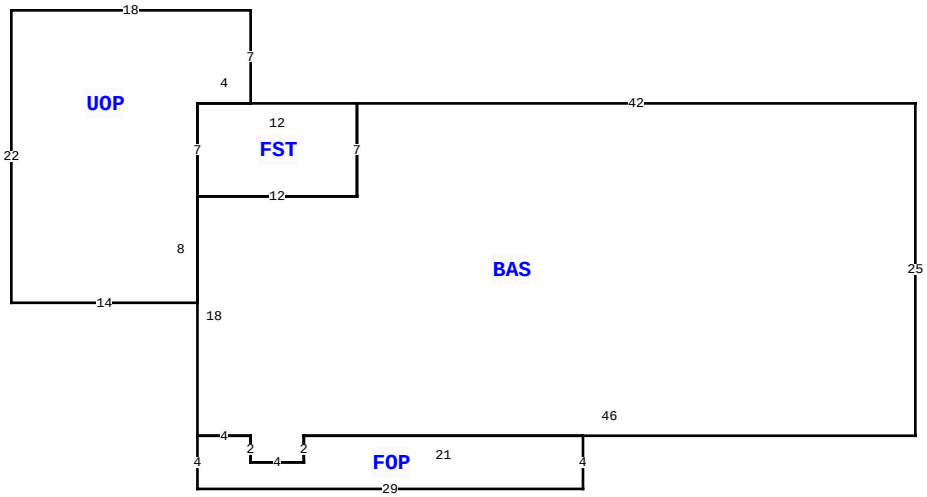
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	5416.0300	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,274	100		1,274	106,867
FOP	108	30		32	2,685
FST	84	55		46	3,858
UOP	336	20		67	5,620
TOTALS	1,802			1,419	119,029

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,419	113.2000	129.05	183,122	1977	1977	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2024 Heated Area: 1274 HX Base Yr 2024



2500 SW PINEMOUNT RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		119,029
TOTAL MARKET OB/XF VALUE		4,500
TOTAL LAND VALUE - MARKET		26,000
TOTAL MARKET VALUE		149,529
SOH/AGL Deduction		29,053
ASSESSED VALUE		120,476
TOTAL EXEMPTION VALUE	HX HB 13	120,476
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		149,529
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		147,436

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1453/72	11/09/2021	WD	U	I	12	120,000
GRANTOR: U S BANK TRUST NATION						
GRANTEE: TREY DANIEL A						
1444/2167	7/28/2021	CT	U	I	18	38,000
GRANTOR: CLERK OF COURT						
GRANTEE: U S BANK TRUST NATI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W42 FST= W12 S7 E12 N7$S7 W12 UOP= N7 E4 N7 W18 S22 E14 N8$ S18 FOP= S4 E29 N4 W21 S2 W4 N2 W4$ E4 S2 E4 N2 E46 N25$.

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	2000	2000	3	100	200	
2	0296	SHED METAL	0	100	8	10	80.00	UT	5.00	5.00	50	2000	2000	3	50	200	
3	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	100	
4	0040	BARN,POLE	0	100	0	0	1.00	UT	4,000.00	4,000.00	100	2024	2023		100	4,000	

LAND DESCRIPTION

TOTAL OB/XF 4,500

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 05/12/2026 BY SYS