COMM NE COR OF SE1/4 OF SW1/4, R
W R/W BIRLEY RD, S ALONG R/W 487
OF CR-252, RUN S 61 DEG W ALONG

GLENN STEPHEN REVOCABLE FAMILY TRUST DATED DECEMBE
185 SW ARROWHEAD RD
LAKE CITY, FL 32024

2026

05-4S-16-02780-008

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

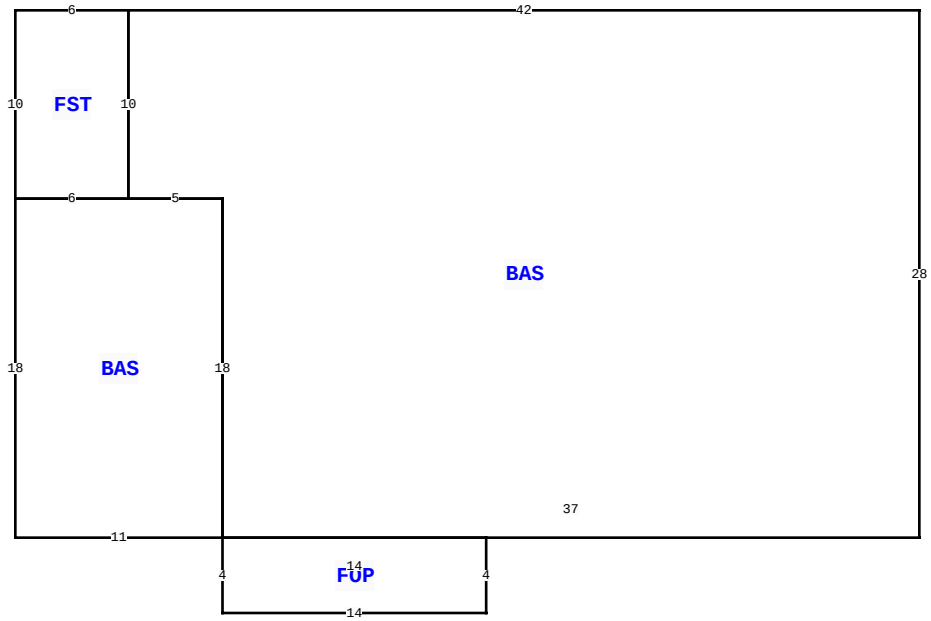
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 90
Exterior Wall	08	WD OR PLY 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	198	100		198	24,881
BAS	1,086	100		1,086	136,468
FOP	56	30		17	2,136
FST	60	55		33	4,146
TOTALS	1,400			1,334	167,632

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,334	124.2000	141.59	188,881	1978	2016	0	0	0	11.25	88.75

1 SINGLE FAM 0% - 2025 Heated Area: 1284 HX Base Yr



2480 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	167,632
TOTAL MARKET OB/XF VALUE	3,700
TOTAL LAND VALUE - MARKET	26,000
TOTAL MARKET VALUE	197,332
SOH/AGL Deduction	0
ASSESSED VALUE	197,332
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	197,332
TOTAL JUST VALUE	197,332
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	196,703

LAND:1:1: .50 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1507/362	1/27/2024	WD	Q	I	01	215,000
GRANTOR: OHRMUND DARRELL W						
GRANTEE: GLENN STEPHEN REVOC						
1404/0535	1/24/2020	WD	Q	I	01	131,500
GRANTOR: BARBARA BLAKE CHAPMAN						
GRANTEE: DARRELL W & YASHI C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W42 FST= W6 S10 E6 N10$S10BAS= W6 S18 E11 N18 W5$ E5S18
FOP= S4 E14 N4 W14$ E37 N28$.

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	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
3	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2024	2023		100	1,000	
4	0296	SHED METAL	0	0	0	0	1.00	UT	800.00	800.00	100	2024	2023		100	800	
5	0252	LEAN-TO W/	0	0	0	0	1.00	UT	400.00	400.00	100	2024	2023		100	400	

LAND DESCRIPTION

TOTAL OB/XF 3,700

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	0		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 02/01/2024 BY TP Total Acres: 0.51 Total Land Value: 26,000 Market: 0 Agricultural: 0 Common: 26,000 PRINTED 05/12/2026 BY SYS