COMM AT SW COR OF SEC, RUN N 52.
CONT NORTH 1300.63 FT, E 384.81
W 329.69 FT, SOUTH 380.07 FT, S

SPURLING ALISHA/SPURLING WILLIAM
3996 SW PINEMOUNT RD
LAKE CITY, FL 32024

2027

06-4S-16-02785-000

BUILDING CHARACTERISTICS

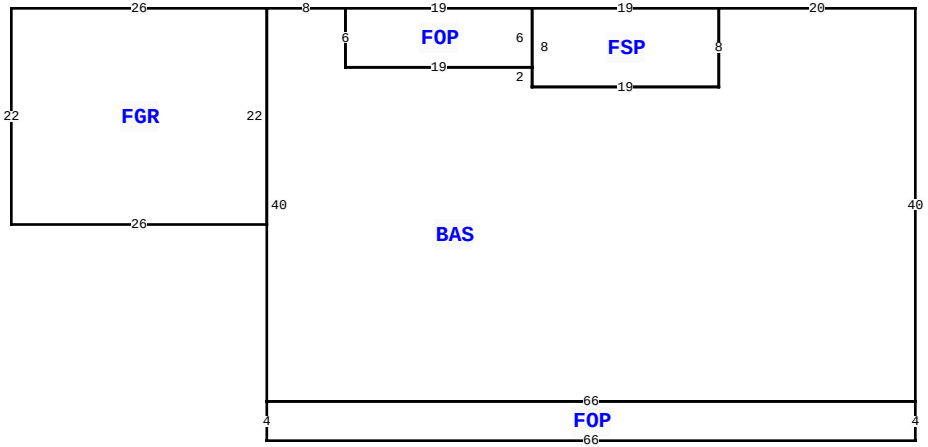
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	6416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,374	100		2,374	164,726
FGR	572	55		315	21,857
FOP	114	30		34	2,360
FOP	264	30		79	5,481
FSP	152	40		61	4,233
TOTALS	3,476			2,863	198,656

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,863	97.0425	106.75	305,625	1976	1976	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2026 Heated Area: 2374 HX Base Yr 2026



3996 SW PINEMOUNT RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200	
2	0280	POOL R/CON	0	100	32	16	512.00	UT	59.50	59.50	100	1976	1976	3	40	12,186	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1989	1989	3	100	50	
4	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2014	2014	3	100	1,200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		198,656
TOTAL MARKET OB/XF VALUE		13,636
TOTAL LAND VALUE - MARKET		28,224
TOTAL MARKET VALUE		240,516
SOH/AGL Deduction		0
ASSESSED VALUE		240,516
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		189,105
TOTAL JUST VALUE		240,516
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		244,126

PRMT:1:1: ELEC SERV BARN

LAND:1:1: NO NUTS 1992-DISASTER PROGRAM-UNIT PRICE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
12095	PUMP/UTPOL	30	01/30/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1543/2255	7/01/2025	WD	Q	I	01	280,000
GRANTOR: CHARTER CHERI						
GRANTEE: SPURLING ALISHA						
1541/1046	5/28/2025	WD	Q	I	01	275,000
GRANTOR: LIN XIAOFENG						
GRANTEE: CHARTER CHERI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 FSP= W19 S8 E19 N8$S8 W19 N2 FOP= N6 W19 S6 E19$W19 N6 W8 FGR= W26 S22 E26 N22$ S40FOP= S4 E66 N4 W66$ E66 N40$.

LAND DESCRIPTION

TOTAL OB/XF 13,636

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	4.48	AC		1.00	1.00	0.70	9,000.00	6,300.00	28,224							

REVIEW DATE 06/30/2025 BY TP Total Acres: 4.48 Total Land Value: 28,224 Market: 0 Agricultural: 0 Common: 28,224 PRINTED 11/17/2026 BY SYS