BEGIN AT SE COR OF NW 1/4 OF SW
FT, W 271.97 FT, S 412 FT, E 248
FT, E 23.95 FT, N 1270.59 FT, TO

ELLIS ALAN A JR/ELLIS KAREN W
3746 SW PINEMOUNT RD
LAKE CITY, FL 32024

2027

06-4S-16-02785-005

BUILDING CHARACTERISTICS

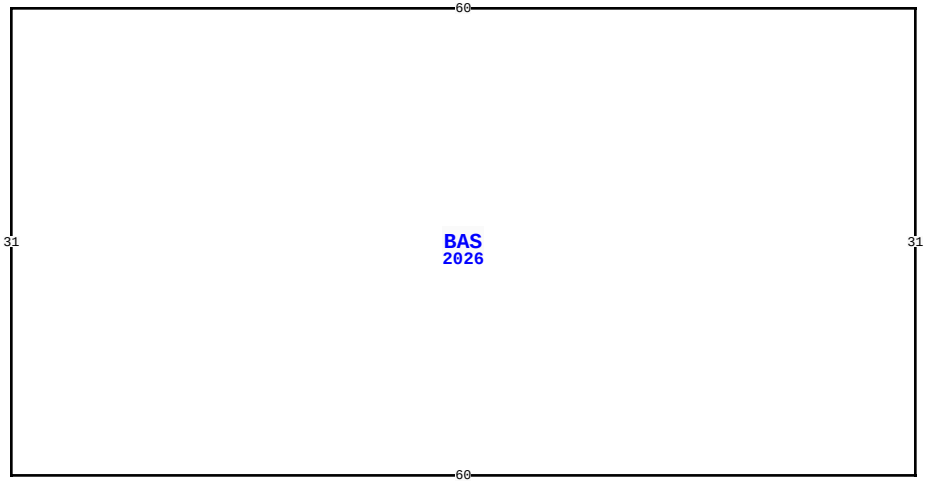
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
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	1,860	100	2026	1,860	170,614
TOTALS	1,860			1,860	170,614

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	1,860	117.0000	93.60	174,096	2025	2025	0	0	0	2.00	98.00

1 MANUF 1 100% - 2026 Heated Area: 1860 HX Base Yr 2014



3746 SW PINEMOUNT RD, LAKE CITY

BLD DATE		LGL DATE	04/21/2026 MLU
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
6	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	800	
7	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100	2027	2026		100	7,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		170,614
TOTAL MARKET OB/XF VALUE		7,800
TOTAL LAND VALUE - MARKET		25,440
TOTAL MARKET VALUE		203,854
SOH/AGL Deduction		7,471
ASSESSED VALUE		196,383
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		144,972
TOTAL JUST VALUE		203,854
NCON VALUE		7,000
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		240,508

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051933	Mobile Home		12/27/2024
000051798	Right-of-Way Acce		12/12/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1530/34	12/23/2024	WD	U	I	11	100
GRANTOR: ELLIS ALAN A JR						
GRANTEE: ELLIS ALAN A JR						
1528/1994	11/25/2024	WD	U	I	11	100
GRANTOR: ELLIS ALAN A JR						
GRANTEE: ELLIS ALAN A JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=16,13] E60 S31 W60 N31 $
.

LAND DESCRIPTION

TOTAL OB/XF 7,800

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	0200	C	MBL HM	100		A-1	0.00	0.00	3.18	AC		1.00	1.00	1.00	8,000.00	8,000.00	25,440							

REVIEW DATE 02/21/2025 BY justin Total Acres: 3.18 Total Land Value: 25,440 Market: 0 Agricultural: 0 Common: 25,440 PRINTED 11/17/2026 BY SYS