COMM AT SW COR OF SEC, RUN N 52.
OF SW PINEMOUNT RD, E ALONG R/W
POB, N 1036.48 FT, W 945.26 FT,

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

2026

06-4S-16-02785-008

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6677	PECAN GROVES	
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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/16/2023 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	68,960
TOTAL MARKET VALUE	4,310
SOH/AGL Deduction	0
ASSESSED VALUE	4,310
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	4,310
TOTAL JUST VALUE	68,960
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	293,330

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1530/34	12/23/2024	WD	U	V	11	100
GRANTOR: ELLIS ALAN A JR						
GRANTEE: ELLIS ALAN A JR						
1261/2294	9/24/2013	WD	U	V	11	0
GRANTOR: ELLIS VIRGINIA W						
GRANTEE: ELLIS ALAN A JR						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	8.62	AC		1.00	1.00	1.00	8,000.00	8,000.00	68,960							
2	6677	A	PECANS	0					8.62	AC		1.00	1.00	1.00	500.00	500.00	4,310							

REVIEW DATE 08/02/2023 BY KS Total Acres: 8.62 Total Land Value: 4,310 Market: 68,960 Agricultural: 4,310 Common: 0 PRINTED 06/30/2026 BY SYS