W1/2 OF E2/3 OF SE1/4 OF NW1/4 & E1/2 OF SW1/4 EX RD R/W.

MIMS E ROBERT
1177 PARK AVE, SUITE #5 PMB171
ORANGE PARK, FL 32073

2027

06-4S-16-02786-001

BUILDING CHARACTERISTICS

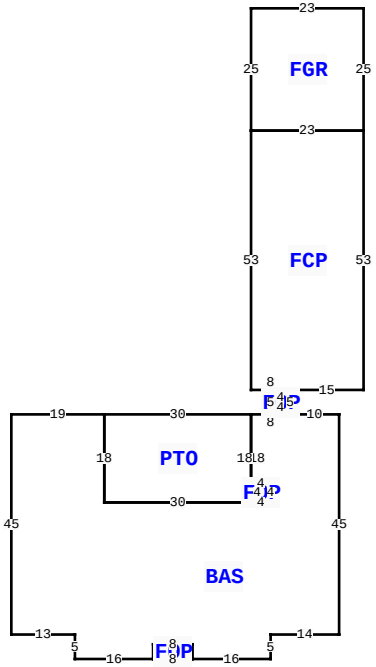
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 80
Interior Wall	06	CUST PANEL 20
Interior Floo	14	CARPET 80
Interior Floo	13	LAM/VNLPLK 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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	07	07
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	2,651	100		2,651	239,862
FCP	1,219	25		305	27,596
FGR	575	55		316	28,592
FOP	16	30		5	452
FOP	20	30		6	543
FOP	24	30		7	633
PTO	540	5		27	2,443
TOTALS	5,045			3,317	300,122

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,317	126.5462	139.20	461,726	1979	1979	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2021 Heated Area: 2651 HX Base Yr



3656 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	0180	FPLC 1STRY	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0166	CONC,PAVMT	0	0	0	0	1,560.00	UT	1.50	1.50	100	0	0	3	100	2,340	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	300,122
TOTAL MARKET OB/XF VALUE	4,340
TOTAL LAND VALUE - MARKET	280,000
TOTAL MARKET VALUE	584,462
SOH/AGL Deduction	0
ASSESSED VALUE	584,462
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	584,462
TOTAL JUST VALUE	584,462
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	589,917

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048624	Roof Replacement	35,000	11/09/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1465/988	4/13/2022	WD	U	I	11	100
GRANTOR: WHEELER WENDELL W REV						
GRANTEE: MIMS E ROBERT						
1443/1641	7/20/2021	WD	Q	I	01	650,000
GRANTOR:						
GRANTEE: MIMS ROBERT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W19 S45 E13 S5 E16 FOP= E8 N3 W8 S3$ N3 E8 S3 E16 N5 E14 N45 W10 FOP= N5 FCP= E15 N53 FGR= N25 W23 S25 E23$ W23 S53 E8$ W4 S5 E4$W8 PTO= W30 S18 E30 FOP= E4 N4 W4 S4$ N18$ S18 W30 N18$.

LAND DESCRIPTION

TOTAL OB/XF 4,340

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	0.00	0.00	1.00	AC		1.00	1.00	1.00	7,000.00	7,000.00	7,000							
2	0000	C	VAC RES	0					39.00	AC		1.00	1.00	1.00	7,000.00	7,000.00	273,000							

REVIEW DATE 12/04/2023 BY JS Total Acres: 40.00 Total Land Value: 280,000 Market: 0 Agricultural: 0 Common: 280,000 PRINTED 11/17/2026 BY SYS