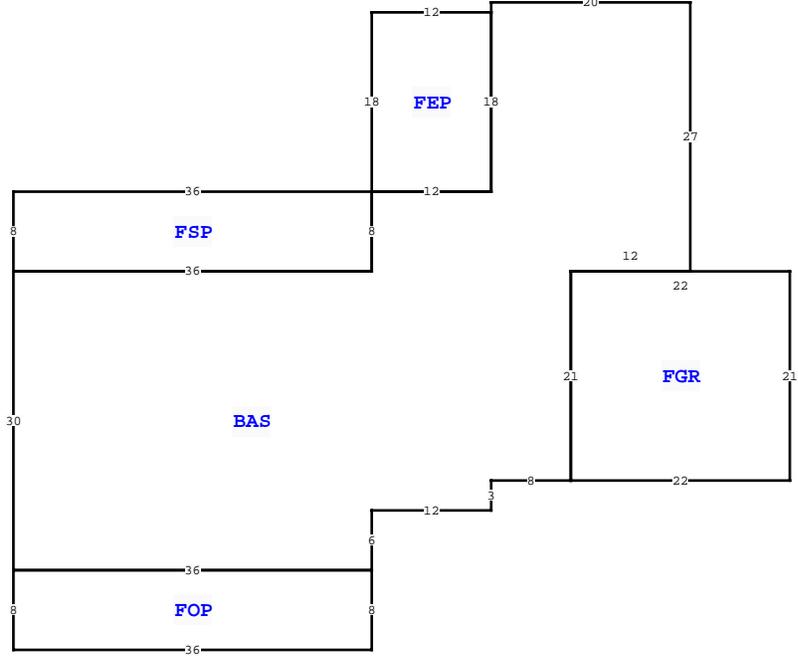


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	90
Exterior Wall	19	COMMON BRK	10
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	50
Interior Floor	14	CARPET	30
Interior Floor	15	HARDTILE	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectural	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	6416.0100	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,172	100	
FEP	216	80	
FGR	462	55	
FOP	288	30	
FSP	288	40	
TOTALS	3,426		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	SINGLE FAM	100%	- 2022								
			Heated Area: 2172				HX Base Yr 2022				



COLUMBIA COUNTY PROPERTY		PAGE 1 of 2	3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	221,666		
TOTAL MARKET OB/XF VALUE	42,509		
TOTAL LAND VALUE - MARKET	48,000		
TOTAL MARKET VALUE	312,175		
SOH/AGL Deduction	23,106		
ASSESSED VALUE	289,069		
TOTAL EXEMPTION VALUE	HX HB DX	56,411	
BASE TAXABLE VALUE	232,658		
TOTAL JUST VALUE	312,175		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	310,733		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
00005525	Remodel	19,415	04/21/2026
000052221	Roof Replacement	27,500	01/31/2025
000045945	Storage Building	15,540	11/17/2022
41398	STORAGE BLDG		02/24/2021
30590	MAINT/ALTR	50	11/07/2012
27853	POOL	185	06/04/2009

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1430/800	1/13/2021	WD	U	I	11	100
GRANTOR:						
GRANTEE:						
1428/1609	1/13/2021	WD	Q	I	01	270,000
GRANTOR: DUCKETT BARBARA W TRU						
GRANTEE: MCCARSON WALTER H						

EXTRA FEATURES		3016 SW PINEMOUNT RD, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	ADJ UNIT PRICE
1	0190	FPLC PF	1,200.00
2	0166	CONC, PAVMT	1,547.00
3	9945	Well/Sept	7,000.00
4	0294	SHED WOOD/	800.00
5	0120	CLFENCE 4	1,800.00
6	0169	FENCE/WOOD	600.00
7	0280	POOL R/CON	21,862.00
8	0252	LEAN-TO W/	200.00
9	0261	PRCH, UOP	300.00
10	0031	BARN, MT AE	6,000.00

TOTAL OB/XF											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0190	FPLC PF	0	100	0	1.00	UT	1,200.00	1,200.00	100	1998
2	0166	CONC, PAVMT	0	100	0	1,031.00	UT	1.50	1.50	100	1998
3	9945	Well/Sept	0	100	0	1.00	UT	7,000.00	7,000.00	100	
4	0294	SHED WOOD/	0	100	12	1.00	UT	0.00	0.00	100	1998
5	0120	CLFENCE 4	0	100	0	400.00	UT	4.50	4.50	100	2006
6	0169	FENCE/WOOD	0	100	0	1.00	UT	0.00	0.00	100	2006
7	0280	POOL R/CON	0	100	16	512.00	UT	70.00	70.00	100	2009
8	0252	LEAN-TO W/	0	100	0	1.00	UT	0.00	0.00	100	2014
9	0261	PRCH, UOP	0	100	0	1.00	UT	0.00	0.00	100	2014
10	0031	BARN, MT AE	0	100	0	500.00	UT	12.00	12.00	100	2021
TOTAL OB/XF 41,309											

BUILDING NOTES	
BAS= W20 S1 FEP= W12 S18 E12 N18\$ S18 W12 FSP= W36 S8 E36 N8\$ S8 W36 S30 FOP= S8 E36 N8 W36\$ E36 N6 E12 N3 E8 FGR= E22 N21 W22 S21\$ N21 E12 N27\$.	

LAND DESCRIPTION		TOTAL OB/XF																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		RSF/MH	0.00	0.00	3.00	LT		1.00	1.00	1.00	16,000.00	16,000.00	48,000							

LOTS 1, 2 & 3 JOY ESTATES.
827-2235, 885-1664, WD 1428-1609

MCCARSON WALTER H/MCCARSON TERRI L
3016 SW PINEMOUNT RD
LAKE CITY, FL 32024

2026

06-4S-16-02789-003
PAGE 2 of 2

BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
																	VALUATION BY Tax Group: 3 Tax Dist: STANDARD BUILDING MARKET VALUE 221,666 TOTAL MARKET OB/XF VALUE 42,509 TOTAL LAND VALUE - MARKET 48,000 TOTAL MARKET VALUE 312,175 SOH/AGL Deduction 23,106 ASSESSED VALUE 289,069 TOTAL EXEMPTION VALUE HX HB DX 56,411 BASE TAXABLE VALUE 232,658 TOTAL JUST VALUE 312,175 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 310,733										
DOR CODE 0100 SINGLE FAMILY																PERMIT NUM DESCRIPTION AMT ISSUED 27374 M H 398 09/26/2008 14182 SFR 325 06/22/1998											
MAP NUM MKT AREA 01																SALES DATA OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE 1430/800 1/13/2021 WD U I 11 100 GRANTOR: GRANTEE: 1428/1609 1/13/2021 WD Q I 01 270,000 GRANTOR: DUCKETT BARBARA W TRU GRANTEE: MCCARSON WALTER H											
NEIGHBORHOOD/LOC 6416.0100 1.00/																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																						
TOTALS																											

EXTRA FEATURES																
L N	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
11	0251	LEAN TO W/	0	100	6	25			8.00	100	2021	2021		100	1,200	
TOTALS																

LAND DESCRIPTION																	TOTAL OB/XF 1,200									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV		