

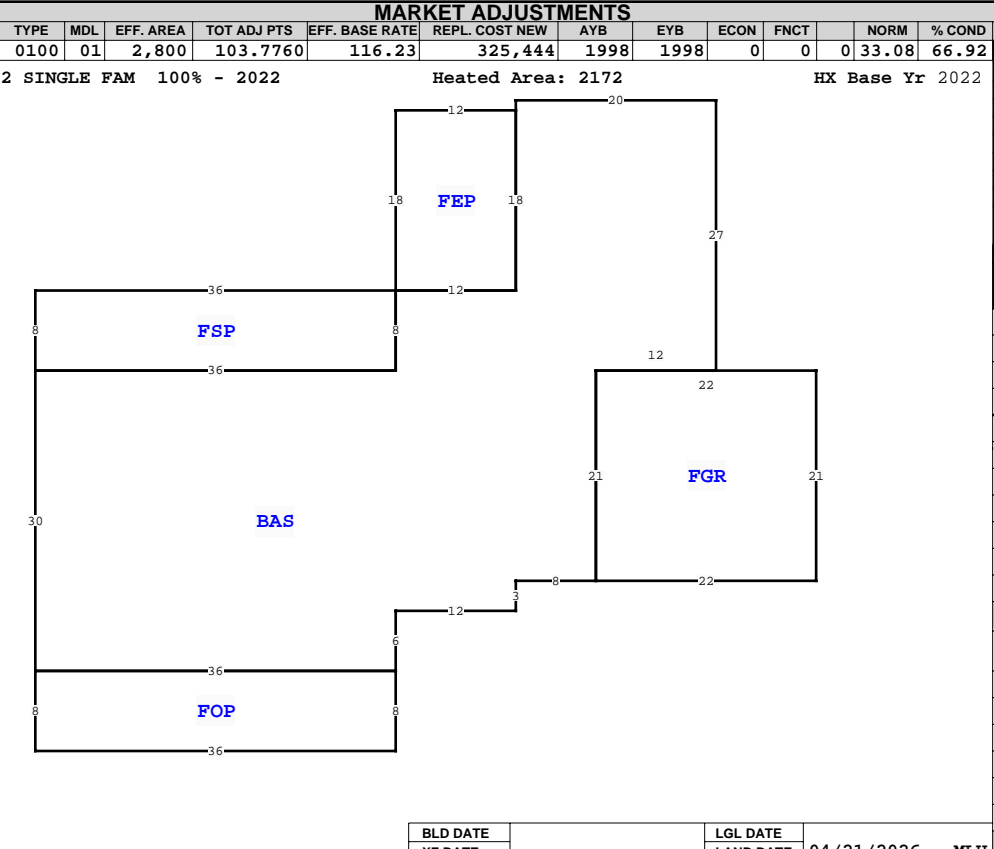
LOTS 1, 2 & 3 JOY ESTATES.
827-2235, 885-1664, WD 1428-1609

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

2026

06-4S-16-02789-003
VALUATION SUMMARY

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		
			2,800
			217,787



COLUMBIA COUNTY PROPERTY		PAGE 1 of 2	3
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		217,787	
TOTAL MARKET OB/XF VALUE		42,509	
TOTAL LAND VALUE - MARKET		48,000	
TOTAL MARKET VALUE		308,296	
SOH/AGL Deduction		19,227	
ASSESSED VALUE		289,069	
TOTAL EXEMPTION VALUE		HX HB DX 56,411	
BASE TAXABLE VALUE		232,658	
TOTAL JUST VALUE		308,296	
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													41,309											
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							

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\$.	

BUILDING DIMENSIONS	
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		41,309																				
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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							

