

COMM NE COR, RUN S 56.08 FT TO S  
 W ALONG R/W 252.34 FT FOR POB, C  
 S 480.09 FT, E 492.09 FT, CONT E

LAKE CITY CHRISTIAN ACADEMY INC  
 3035 SW PINEMOUNT RD  
 LAKE CITY, FL 32024

**2026**

07-4S-16-02792-003  


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 STANDARD Tax Group: 3 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 356,758 TOTAL LAND VALUE - MARKET 65,520 TOTAL MARKET VALUE 422,278 SOH/AGL Deduction 0 ASSESSED VALUE 422,278 TOTAL EXEMPTION VALUE 08 422,278 BASE TAXABLE VALUE 0 TOTAL JUST VALUE 422,278 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 416,818											
																				PRMT:3:2: CLASSROOMS, OFFICE AND CAFETERIA PRMT:3:1: PERMITS 20914-20916 FOR FOUR MODULAR PRMT:2:1: MODULAR CLASSROOM PRMT:1:1: PERMITS 17201-17205 FOR PORTABLE CLASSRO											
DOR CODE		7200 PRVT SCHL/DAY CARE																													
MAP NUM		7416.00 1.00/																													
NEIGHBORHOOD/LOC		7416.00 1.00/																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																										
TOTALS																															
EXTRA FEATURES										3035 SW PINEMOUNT RD, LAKE CITY										BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 04/22/2026 MLU											
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															
1	0216	PRIVATE/EX	0 0	28	48	1,344.00	UT	22.00	22.00	100	2003	2003	3	100	29,568																
2	0216	PRIVATE/EX	0 0	24	50	1,200.00	UT	22.00	22.00	100	2003	2003	3	100	26,400																
3	0216	PRIVATE/EX	0 0	28	96	2,688.00	UT	22.00	22.00	100	2003	2003	3	100	59,136																
4	9945	Well/Sept	0 0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000																
5	0166	CONC,PAVMT	0 0	0	0	6,612.00	UT	2.00	2.00	100	2003	2003	3	100	13,224																
6	0166	CONC,PAVMT	0 0	4	264	1,056.00	UT	1.50	1.50	100	2000	2000	3	100	1,584																
7	0297	SHED CONCR	0 0	24	24	576.00	UT	10.00	10.00	100	2000	2000	3	100	5,760																
8	0255	MBL HOME S	0 0	14	50	700.00	UT	18.50	18.50	100	2002	2002	3	100	12,950																
9	0216	PRIVATE/EX	0 0	24	36	864.00	UT	18.50	18.50	85	1993	1993	3	85	13,586																
10	0216	PRIVATE/EX	0 0	24	36	864.00	UT	18.50	18.50	85	1993	1993	3	85	13,586																
															TOTAL OB/XF					182,794											
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	7200	C	SCHOOL PRI	0		A-1	0.00	0.00	5.42	AC		1.00	1.00	1.00	12,000.00	12,000.00	65,040														
2	0000	C	VAC RES	0		A-1	0.00	0.00	0.04	AC		1.00	1.00	1.00	12,000.00	12,000.00	480														
REVIEW DATE 02/13/2024 BY JB Total Acres: 5.46 Total Land Value: 65,520 Market: 0 Agricultural: 0 Common: 65,520 PRINTED 05/08/2026 BY SYS																															

