COMM AT S R/W SR-252 INTERS WITH
OF NW1/4, E ALONG S LINE OF ROAD
TO E R/W OF CO RD, CONT E 250 FT

GRINNELL E JOYCE
130 SW RED MAPLE WAY
LAKE CITY, FL 32024

2026

07-4S-16-02801-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	7416.00	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

3663 SW PINEMOUNT RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	7,394
TOTAL LAND VALUE - MARKET	70,000
TOTAL MARKET VALUE	34,619
SOH/AGL Deduction	12,433
ASSESSED VALUE	22,186
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	22,186
TOTAL JUST VALUE	77,394
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	74,894

XFOB:1:1: OCEAN WAY M H

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1544/361	7/07/2025	LE	U	V	14	100
GRANTOR: GRINNELL E JOYCE						
GRANTEE: GRINNELL E JOYCE (E						
1491/1876	5/24/2023	LE	U	I	14	100
GRANTOR: GRINNELL E JOYCE						
GRANTEE: GRINNELL E JOYCE (E						

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
1	0166	CONC,PAVMT	0	0	14	14	196.00	UT	1.50	1.50	100	1990	1990	3	100	294	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,394

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	0700	C	MISC RES	0		A-1	0.00	0.00	2.50	AC		1.00	1.00	1.00	10,000.00	10,000.00	25,000							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	5.00	AC		1.00	1.00	1.00	445.00	445.00	2,225							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	5.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	45,000							

REVIEW DATE 02/12/2024 BY JB Total Acres: 7.50 Total Land Value: 27,225 Market: 45,000 Agricultural: 2,225 Common: 25,000 PRINTED 06/22/2026 BY SYS