

BEG INTERS OF E LINE OF NE1/4 OF
& S R/W CR-252, S 749.01 FT, W 2
FT TO S R/W OF CR-252, E 290.78

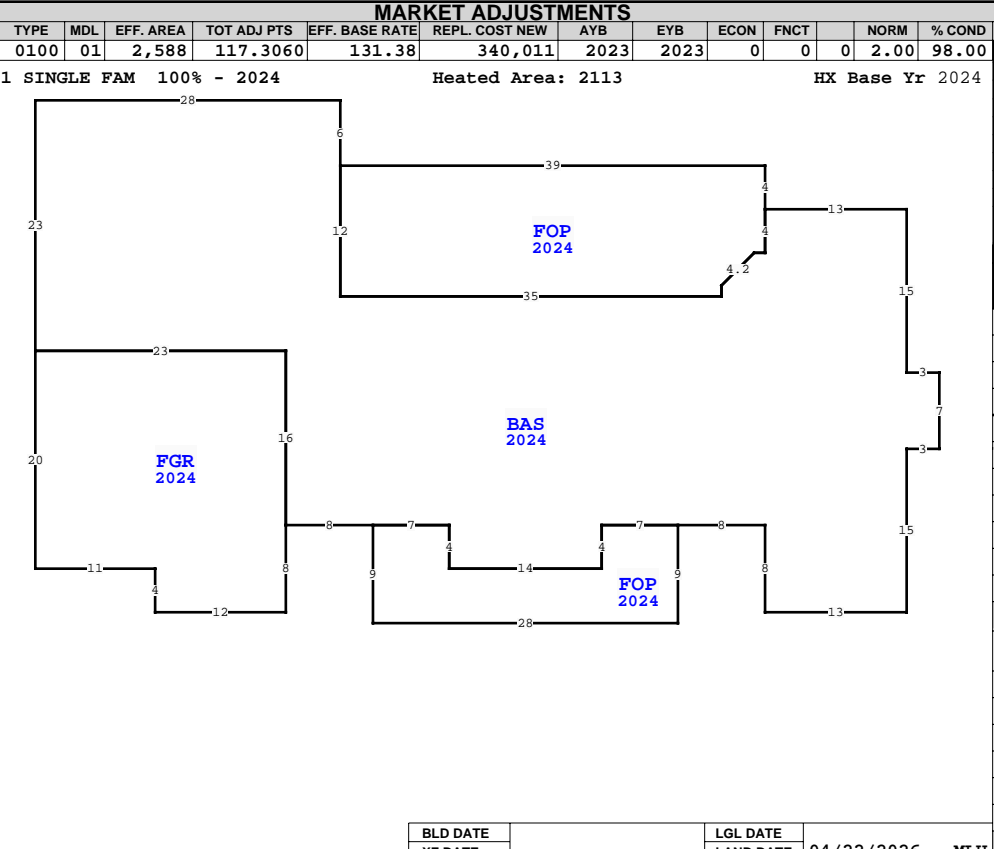
MORRIS DANIEL/MORRIS EMILY
3511 SW PINEMOUNT RD
LAKE CITY, FL 32024

2026

07-4S-16-02806-010


ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
32	HARDIE BRD 100				
00	N/A 0				
08	IRREGULAR 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
13	LAM/VNLPLK 100				
00	N/A 0				
03	CENTRAL 100				
04	AIR DUCTED 100				
3	100				
2.5	100				
02	WOOD FRAME 100				
1.	1.100				
0	100				
03	03 100				
01	01 100				
06	06				
0100	SINGLE FAMILY				
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
BAS	2,113	100	2024	2,113	272,054
FGR	508	55	2024	279	35,922
FOP	196	30	2024	59	7,596
FOP	457	30	2024	137	17,639
TOTALS	3,274			2,588	333,211

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,588	117.3060	131.38	340,011	2023	2023	0	0	2.00	98.00
1 SINGLE FAM			100% - 2024	Heated Area: 2113			HX Base Yr 2024				



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		333,211	
TOTAL MARKET OB/XF VALUE		1,260	
TOTAL LAND VALUE - MARKET		62,280	
TOTAL MARKET VALUE		396,751	
SOH/AGL Deduction		49,765	
ASSESSED VALUE		346,986	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		295,575	
TOTAL JUST VALUE		396,751	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		394,961	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045118	New Residential C	400,000	08/08/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1559/1270	1/29/2026	WD	Q	I	01	440,000
GRANTOR: WARD JESSICA N						
GRANTEE: MORRIS DANIEL						
1401/0890	12/04/2019	WD	Q	V	03	5,000
GRANTOR: JUDITH CARTER BROWN						
GRANTEE: JESSICA N & CHRISTO						

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
1	0166	CONC, PAVMT	0	100	0	420.00	UT	3.00	3.00	100	2024	2023		100	1,260	

3511 SW PINEMOUNT RD, LAKE CITY

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

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2024;ORIG=70,10] S23 E23 S16 E8 E7 S4 E14 N4 E7 E8 S8 E13 N15 E3 N7 W3 N15 W13 S4 W1 D3L3 S1 W35 N12 N6 W28 \$
FGR=[YR=2024;ORIG=70,33] S20 E11 S4 E12 N8 N16 W23 \$
FOP=[YR=2024;ORIG=101,49] S9 E28 N9 W7 S4 W14 N4 W7 \$
FOP=[YR=2024;ORIG=98,16] S12 E35 N1 U3R3 E1 N4 N4 W39 \$

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		A-1	0.00	0.00	5.19	AC		1.00	1.00	1.00	12,000.00	12,000.00	62,280							