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

2027

07-4S-16-02806-010

BUILDING CHARACTERISTICS

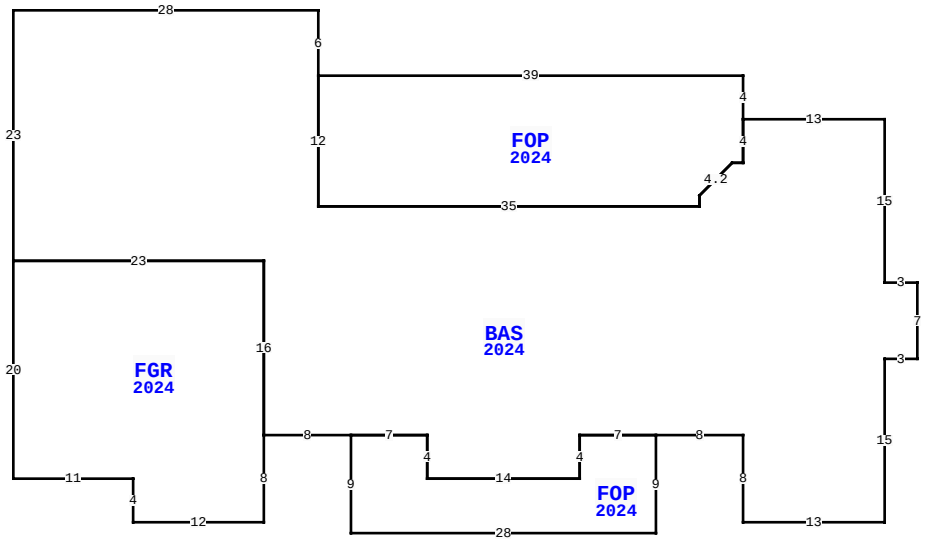
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	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	267,209
FGR	508	55	2024	279	35,282
FOP	196	30	2024	59	7,461
FOP	457	30	2024	137	17,324
TOTALS	3,274			2,588	327,277

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	129.04	333,956	2023	2023	0	0	0	2.00	98.00

1 SINGLE FAM 100% - 2024 Heated Area: 2113 HX Base Yr 2024



3511 SW PINEMOUNT RD, LAKE CITY

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

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	100	0	0	420.00	UT	3.00	3.00	100	2024	2023		100	1,260	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		327,277
TOTAL MARKET OB/XF VALUE		1,260
TOTAL LAND VALUE - MARKET		62,280
TOTAL MARKET VALUE		390,817
SOH/AGL Deduction		33,421
ASSESSED VALUE		357,396
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		305,985
TOTAL JUST VALUE		390,817
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		396,751

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000056945	Swimming Pool and	75,000	11/11/2026
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						

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 1,260

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	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							

REVIEW DATE 04/16/2026 BY TP Total Acres: 5.19 Total Land Value: 62,280 Market: 0 Agricultural: 0 Common: 62,280 PRINTED 11/17/2026 BY SYS