COMM AT PT WHERE S R/W SR-252 IN
NE1/4 OF NW1/4, RUN E ALONG R/W
A CO RD FOR POB, CONT E 250 FT,

GRADDY CURTIS A
1039 SW MAULDIN AVE
LAKE CITY, FL 32024

2026

07-4S-16-02806-011

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
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

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	7,300
TOTAL LAND VALUE - MARKET	63,750
TOTAL MARKET VALUE	71,050
SOH/AGL Deduction	29,400
ASSESSED VALUE	41,650
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	41,650
TOTAL JUST VALUE	71,050
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	64,675

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0989/1234	7/21/2003	WD	Q	I		38,500
GRANTOR: WILLIAM S & ANNA FOST						
GRANTEE: CURTIS A & JANET B						
0828/1856	9/26/1996	WD	Q	I	02	0
GRANTOR: BURNSED						
GRANTEE: FOSTER						

BUILDING NOTES

BUILDING DIMENSIONS

3713 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	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	300	
2	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 7,300

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	7.50	AC		1.00	1.00	0.85	10,000.00	8,500.00	63,750							

REVIEW DATE 02/12/2024 BY KS Total Acres: 7.50 Total Land Value: 63,750 Market: 0 Agricultural: 0 Common: 63,750 PRINTED 06/23/2026 BY SYS