

S 180 FT OF THE FOLLOWING: BEG A
 AT INTERS S R/W CR-252 & E LINE
 NW1/4, RUN S 1280.69 FT, W 294.0

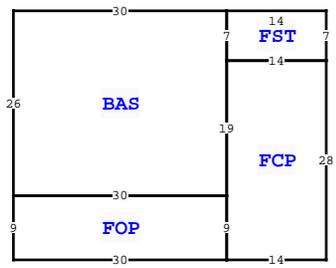
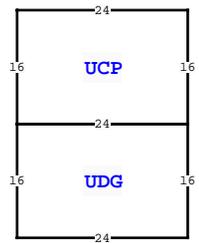
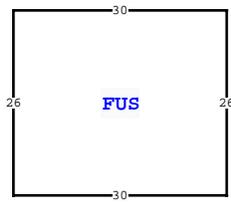
COVER KEITH
 3491 SW PINEMOUNT RD
 LAKE CITY, FL 32024-3996

2026

07-4S-16-02806-013

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	04	SINGLE SID 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	14	PREFIN MT 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 90	
Interior Floor	08	SHT VINYL 10	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		1 100	
Frame	01	NONE 100	
Stories	2.	2. 100	
Architectual	05	CONV 100	
Units		0 100	
Condition Adj	03	03 100	
Kitchen Adjus	01	01 100	
Quality	05	05	
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
BAS	780	100	
FCP	392	25	
FOP	270	30	
FST	98	55	
FUS	780	100	
UCP	384	20	
UDG	384	55	
TOTALS	3,088		2,081

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2004		238,732	1989	1989	0	0	35.00	65.00
Heated Area: 1560 HX Base Yr 2004											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		155,176	
TOTAL MARKET OB/XF VALUE		1,000	
TOTAL LAND VALUE - MARKET		17,280	
TOTAL MARKET VALUE		173,456	
SOH/AGL Deduction		71,144	
ASSESSED VALUE		102,312	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		50,901	
TOTAL JUST VALUE		173,456	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		167,844	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1457/1779	1/24/2022	QC	U	V	11	100
GRANTOR: WARD JESSICA N						
GRANTEE: COVER KEITH						
0979/2118	2/13/2003	WD	Q	I	01	79,000
GRANTOR: FEDERAL NATIONAL MTG						
GRANTEE: KEITH COVER						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0294	SHED WOOD/	0	100	0	1.00	UT	800.00	800.00	100	2025
2	0252	LEAN-TO W/	0	100	0	1.00	UT	200.00	200.00	100	2025

TOTAL OB/XF											
1,000											
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	04/16/2026	MLU				

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS= W30 S26 FOP= S9 E30 N9 W30\$ E30 FCP= S9 E14 N28 W14 S19\$ N19 FST= E14 N7 W14 S7\$ N7\$ PTR=N30 FUS= N26 W30 S26 E30\$ S30\$ PTR=E40 UDG= E24 N16 UCP= N16 W24 S16 E24\$ W24 S16\$ W40\$.											

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	1.08	AC		1.00	1.00	0.80	18,000.00	14,400.00	15,552							
2	0000	C	VAC RES	100		A-1	0.00	0.00	0.12	AC		1.00	1.00	0.80	18,000.00	14,400.00	1,728							