

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

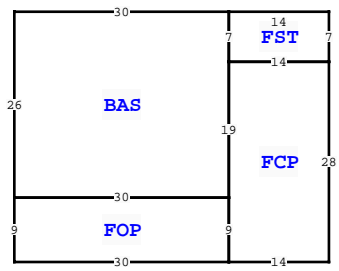
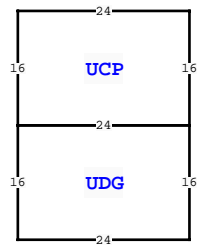
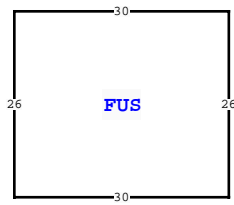
2026

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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	780	100		780	57,139
FCP	392	25		98	7,179
FOP	270	30		81	5,934
FST	98	55		54	3,956
FUS	780	100		780	57,139
UCP	384	20		77	5,641
UDG	384	55		211	15,457
TOTALS	3,088			2,081	152,444

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		234,529	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			152,444
TOTAL MARKET OB/XF VALUE			1,000
TOTAL LAND VALUE - MARKET			14,400
TOTAL MARKET VALUE			167,844
SOH/AGL Deduction			65,532
ASSESSED VALUE			102,312
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			50,901
TOTAL JUST VALUE			167,844
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	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0294	SHED WOOD/	0	100	0	0	1.00	UT	800.00	800.00	100	2025	2024		100	800	
2	0252	LEAN-TO W/	0	100	0	0	1.00	UT	200.00	200.00	100	2025	2024		100	200	

BUILDING NOTES	

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	15,000.00	12,000.00	12,960							
2	0000	C	VAC RES	100		A-1	0.00	0.00	0.12	AC		1.00	1.00	0.80	15,000.00	12,000.00	1,440							