COMM INTERS OF W LINE OF NE1/4 O
& S R/W CR-252, RUN E 525 FT FOR
E 82 FT, S 269.82 FT, W 79.47 FT

PRICE JACOB PARKER
3643 SW PINEMOUNT RD
LAKE CITY, FL 32024

2027

07-4S-16-02806-034

BUILDING CHARACTERISTICS

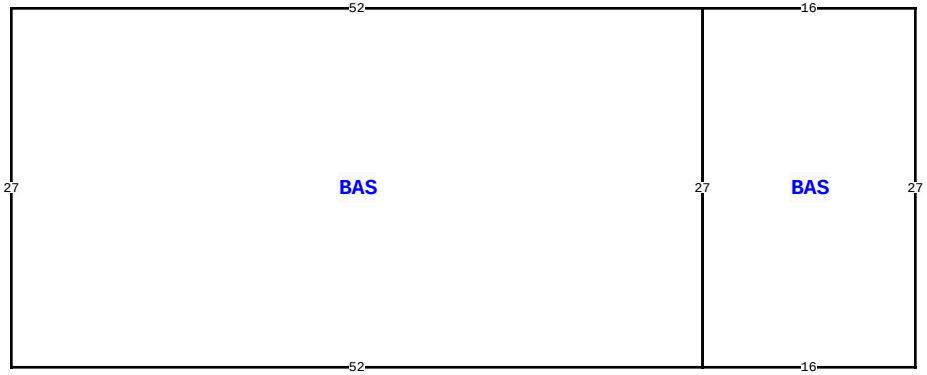
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
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	432	100		432	25,611
BAS	1,404	100		1,404	83,235
TOTALS	1,836			1,836	108,846

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,836	115.9000	107.79	197,902	2004	2004	0	0	0	45.00	55.00

1 MANUF 1 100% - 2023 Heated Area: 1836 HX Base Yr 2023



3643 SW PINEMOUNT RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/15/2026 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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	600	
2	9946	Well	0	100	0	0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000	
3	0070	CARPORT UF	0	100	0	0	1.00	UT	400.00	400.00	100	2025	2024		100	400	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		108,846
TOTAL MARKET OB/XF VALUE		5,000
TOTAL LAND VALUE - MARKET		8,250
TOTAL MARKET VALUE		122,096
SOH/AGL Deduction		7,979
ASSESSED VALUE		114,117
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		62,706
TOTAL JUST VALUE		122,096
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		123,268

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043264	Electrical Servic	0	11/29/2021
31990	ADDN SFR	189	05/27/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1458/34	1/23/2022	WD	U	I	30	107,000
GRANTOR: PRICE DONNA L						
GRANTEE: PRICE JACOB PARKER						
1025/2295	9/10/2004	QC	Q	V	01	100
GRANTOR: LAFAYETTE G JR & BARB						
GRANTEE: DONNA L PRICE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 S27 E52 N27$ BAS= S27 E16 N27 W16$.

LAND DESCRIPTION

TOTAL OB/XF 5,000

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	0200	C	MBL HM	100		A-1	0.00	0.00	0.50	AC		1.00	1.00	1.00	16,500.00	16,500.00	8,250							

REVIEW DATE 02/13/2024 BY KS Total Acres: 0.50 Total Land Value: 8,250 Market: 0 Agricultural: 0 Common: 8,250 PRINTED 11/16/2026 BY SYS