

COMM AT INTER OF S R/W LINE OF P
LINE OF NE1/4 OF NW1/4 OF SEC, R
TO POB, S 351.59 FT, WEST 292.97

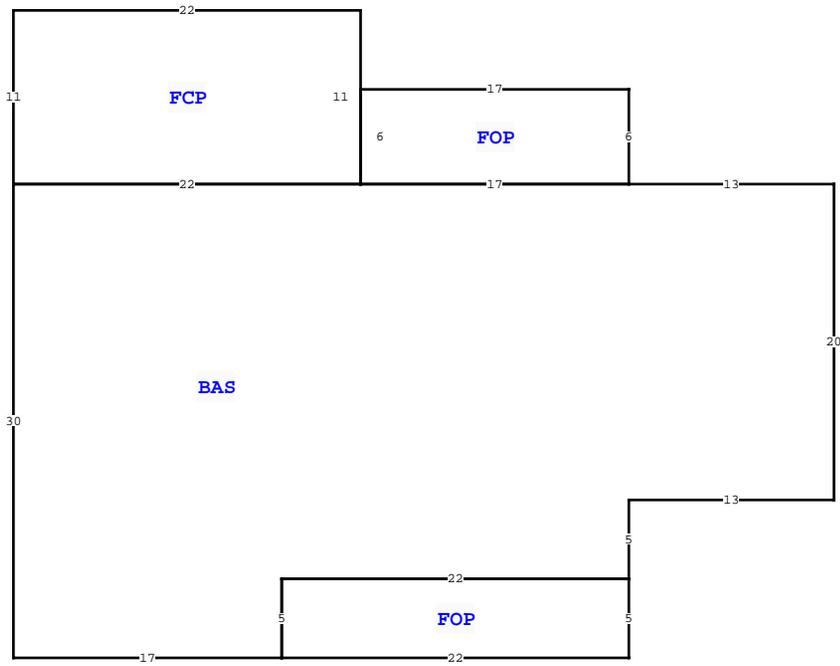
NELSON BRENDA E
3489 SW PINEMOUNT RD
LAKE CITY, FL 32024

2026

07-4S-16-02806-037
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BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Exterior Wall	00	N/A	0
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		2	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
BAS	1,320	100	
FCP	242	25	
FOP	102	30	
FOP	110	30	
TOTALS	1,774		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,444	121.8000	138.85	200,499	2021	2021	0	0	4.00	96.00
1 SINGLE FAM 100% - 2022 Heated Area: 1320 HX Base Yr 2022											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			192,479
TOTAL MARKET OB/XF VALUE			7,000
TOTAL LAND VALUE - MARKET			30,208
TOTAL MARKET VALUE			229,687
SOH/AGL Deduction			25,636
ASSESSED VALUE			204,051
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			152,640
TOTAL JUST VALUE			229,687
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			226,400

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40299	SFR	0	08/06/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1439/488	5/25/2021	LE U	V	V	14	100

GRANTOR: NELSON BRENDA E
GRANTEE: WARD JESSICA
1414/2202 7/05/2020 WD U V 30 0
GRANTOR: JESSICA N & CHRISTOPH
GRANTEE: BRENDA E NELSON

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[ORIG=-40,-20] S30 E17 N5 E22 N5 E13 N20 W13 W17 W22 \$	
FCP=[ORIG=-40,-31] S11 E22 N11 W22 \$	
FOP=[ORIG=-18,-26] S6 E17 N6 W17 \$	
POP=[ORIG=-23,5] S5 E22 N5 W22 \$	

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	0030	BARN,MT	0	100	0	0	1.00	UT	6,500.00	100	2025	2024		100	6,500	
2	0252	LEAN-TO W/	0	100	0	0	1.00	UT	500.00	100	2025	2024		100	500	

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	2.36	AC		1.00	1.00	0.80	16,000.00	12,800.00	30,208							