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

2027

07-4S-16-02806-037

BUILDING CHARACTERISTICS

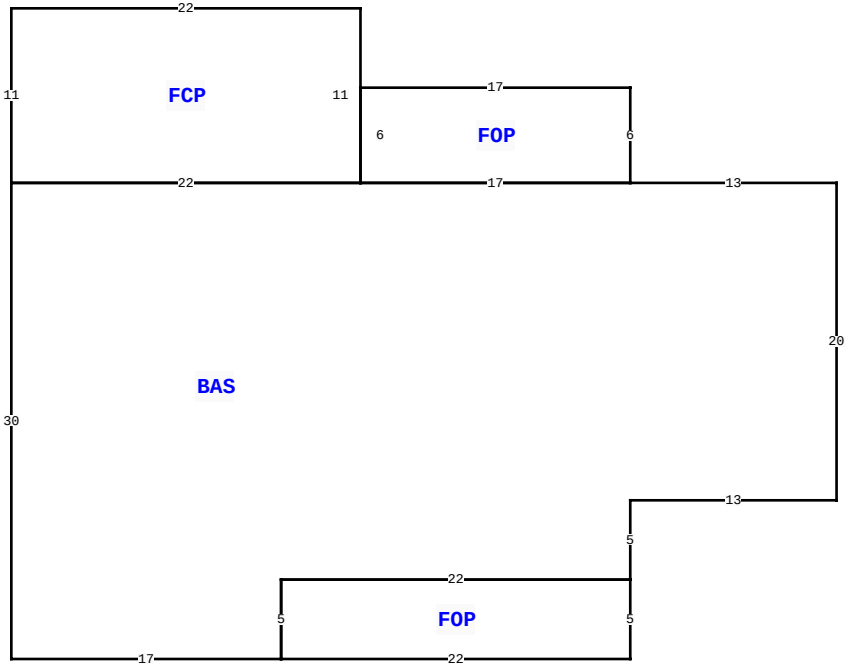
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,320	100		1,320	169,780
FCP	242	25		60	7,717
FOP	102	30		31	3,987
FOP	110	30		33	4,244
TOTALS	1,774			1,444	185,728

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	133.98	193,467	2021	2021	0	0	0	4.00	96.00

1 SINGLE FAM 100% - 2022 Heated Area: 1320 HX Base Yr 2022



3489 SW PINEMOUNT RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/20/2026 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	0030	BARN,MT	0	100	0	0	1.00	UT	6,500.00	6,500.00	100	2025	2024		100	6,500	
2	0252	LEAN-TO W/	0	100	0	0	1.00	UT	500.00	500.00	100	2025	2024		100	500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		185,728
TOTAL MARKET OB/XF VALUE		7,000
TOTAL LAND VALUE - MARKET		30,208
TOTAL MARKET VALUE		222,936
SOH/AGL Deduction		12,763
ASSESSED VALUE		210,173
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		158,762
TOTAL JUST VALUE		222,936
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		226,318

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	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 $
FOP=[ORIG=-23,5] S5 E22 N5 W22 $
.

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	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							

REVIEW DATE 02/13/2024 BY KS Total Acres: 2.36 Total Land Value: 30,208 Market: 0 Agricultural: 0 Common: 30,208 PRINTED 11/16/2026 BY SYS