LOT 3 WEST BEND ESTATES & ALSO B
SW COR LOT 1 WESTBEND ESTATES, R
604.14 FT, N 223.85 FT TO S R/W

MCKEE KAREN/MCKEE JOSEPH
2903 SW PINEMOUNT RD
LAKE CITY, FL 32024

2027

08-4S-16-02816-033

BUILDING CHARACTERISTICS

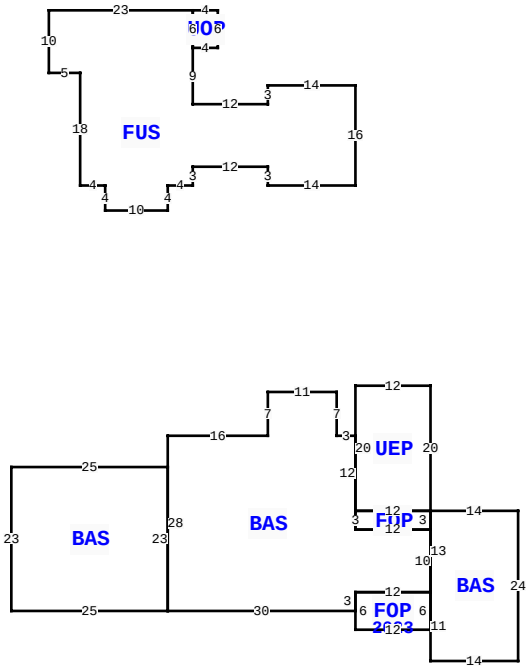
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	01	NONE 100
Stories	2.	2. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	02	02 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	8416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	336	100		336	32,500
BAS	575	100		575	55,618
BAS	1,037	100		1,037	100,305
FOP	36	30		11	1,064
FOP	72	30	2023	22	2,128
FUS	938	100		938	90,730
UEP	240	60		144	13,929
UOP	24	20		5	484
TOTALS	3,258			3,068	296,757

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,068	135.2823	148.81	456,549	1986	1986	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2023 Heated Area: 2886 HX Base Yr 2023



2903 SW PINEMOUNT RD, LAKE CITY

BLD DATE		LGL DATE	04/22/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	296,757
TOTAL MARKET OB/XF VALUE	29,782
TOTAL LAND VALUE - MARKET	66,800
TOTAL MARKET VALUE	393,339
SOH/AGL Deduction	76,750
ASSESSED VALUE	316,589
TOTAL EXEMPTION VALUE	HX HB 13 316,589
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	393,339
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	398,743

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000056893	Screen Enclosure	18,925	10/30/2026
000056854	Swimming Pool and	122,300	10/26/2026
000050746	Storage Building	22,000	09/06/2024
000050330	Remodel	4,691	07/11/2024
000048597	Remodel	23,841	11/06/2023
000047094	Roof Replacement	38,000	05/01/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1470/2204	7/08/2022	WD	Q	I	01	380,000
GRANTOR: DENOFF MICHELE R						
GRANTEE: MCKEE KAREN						
1427/1322	12/18/2020	WD	U	I	11	100
GRANTOR: RED NED LYNCH LLC						
GRANTEE: DENOFF MICHELE R AK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W3 N7 W11 S7 W16 S28 E30 N3 E12 N10 W12 N3 N12 $
FUS=[ORIG=0,-40] N16 W14 S3 W12 N9 N6 W23 S10 E5 S18 E4 S4 E10 N4 E4 N3 E12 S3 E14 $
BAS=[ORIG=-55,5] E25 S23 W25 N23 $
BAS=[ORIG=12,25] S11 E14 N24 W14 S13 $
UEP=[ORIG=0,12] E12 N20 W12 S20 $
FOP=[YR=2023;ORIG=0,25] S6 E12 N6 W12 $
FOP=[ORIG=12,15] N3 W12 S3 E12 $
UOP=[ORIG=-26,-62] E4 N6 W4 S6 $
.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	830	
3	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0294	SHED WOOD/	0	100	12	16	192.00	UT	9.00	9.00	75	2006	2006	3	75	1,296	
5	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	50	
6	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	
7	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	50	
8	0130	CLFENCE 5	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	2,000	
9	0031	BARN,MT AE	0	100	24	26	624.00	UT	11.00	11.00	100	2019	2019	3	100	6,864	
10	0120	CLFENCE 4	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2021	2020		100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 16,390

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	7.10	AC		1.00	1.00	0.80	10,000.00	8,000.00	56,800							
2	0000	C	VAC RES	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	10,000.00	10,000.00	10,000							

REVIEW DATE 03/23/2026 BY robin Total Acres: 7.84 Total Land Value: 66,800 Market: 0 Agricultural: 0 Common: 66,800 PRINTED 11/16/2026 BY SYS

LOT 3 WEST BEND ESTATES & ALSO B
SW COR LOT 1 WESTBEND ESTATES, R
604.14 FT, N 223.85 FT TO S R/W

MCKEE KAREN/MCKEE JOSEPH
2903 SW PINEMOUNT RD
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2027

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

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MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	8416.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE		LGL DATE	04/22/2026 MLU
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COLUMBIA COUNTY PROPERTY

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TOTAL EXEMPTION VALUE	HX HB 13	316,589
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		393,339
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		398,743

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40212	ADDN SFR	0	07/24/2020
24745	M H	330	07/13/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1470/2204	7/08/2022	WD	Q	I	01	380,000
GRANTOR: DENOFF MICHELE R						
GRANTEE: MCKEE KAREN						
1427/1322	12/18/2020	WD	U	I	11	100
GRANTOR: RED NED LYNCH LLC						
GRANTEE: DENOFF MICHELE R AK						

BUILDING NOTES

BUILDING DIMENSIONS

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
11	0030	BARN,MT	0	100	25	24	600.00	UT	18.00	18.00	100	2026	2025		100	10,800	
12	0251	LEAN TO W/	0	100	12	24	288.00	UT	9.00	9.00	100	2026	2025		100	2,592	

LAND DESCRIPTION

TOTAL OB/XF 13,392

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

REVIEW DATE 03/23/2026 BY robin Total Acres: 7.84 Total Land Value: 66,800 Market: 0 Agricultural: 0 Common: 66,800 PRINTED 11/16/2026 BY SYS