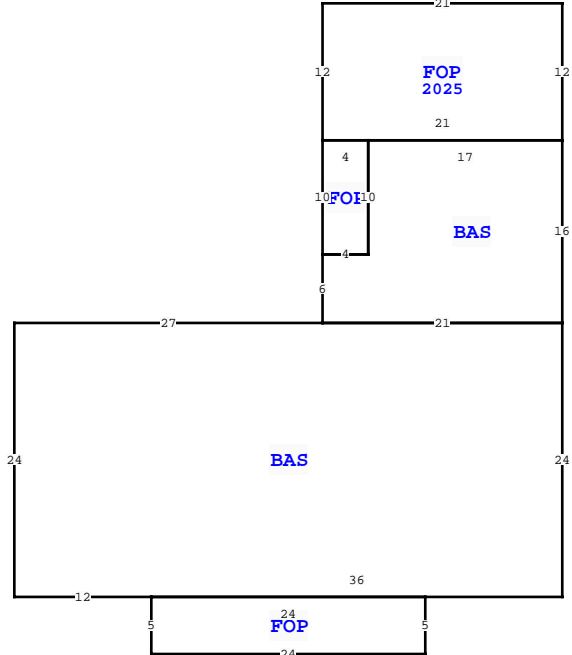


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	31 VINYL SID 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 80
Interior Floor	08 SHT VINYL 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Architectual Units	05 CONV 100 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	8416.0400 1.00/

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%	2005									
				Heated Area: 1448								
					HX Base Yr 2005							



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	296	100		296	26,287
BAS	1,152	100		1,152	102,309
FOP	40	30		12	1,066
FOP	120	30		36	3,197
FOP	252	30	2025	76	6,750
TOTALS	1,860			1,572	139,609

EXTRA FEATURES		2959 SW PINEMOUNT RD, LAKE CITY															
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	0166	CONC, PAVMT	0	100	10	32	320.00	UT	2.00	2.00	100	2004	2004	3	100	640	
2	0031	BARN, MT AE	0	100	18	24	432.00	UT	9.00	9.00	75	2014	2014	3	75	2,916	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	50	
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	500	

BLD DATE			LGL DATE		
XF DATE			LAND DATE		
INC DATE			AG DATE		
			04/08/2025 MLU		

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		139,609	
TOTAL MARKET OB/XF VALUE		4,106	
TOTAL LAND VALUE - MARKET		26,000	
TOTAL MARKET VALUE		169,715	
SOH/AGL Deduction		55,302	
ASSESSED VALUE		114,413	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		63,002	
TOTAL JUST VALUE		169,715	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		172,081	

SALE:5:2: LOT  
 SALE:5:1: \$12,500 SALE IS FOR LOT 1 WESTBEND EST -  
 XFOB:3:1: HOUSE PUT ON FOR SALVAGE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055425	Roof Replacement	10,800	04/06/2026
26009	ADDN SFR	80	07/10/2007
21522	SFR	0	02/16/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1269/0403	2/04/2014	QC	U	V	11	100

GRANTOR: RATRICIA SISSON  
 GRANTEE: RATRICIA & MARVIN C  
 1005/2269 1/28/2004 WD Q V 15,000  
 GRANTOR: THOMAS H EAGLE  
 GRANTEE: RATRICIA W SISSON

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[ORIG=0,0] W27 S24 E12 E36 N24 W21 \$	
BAS=[ORIG=21,0] N16 W17 S10 W4 S6 E21 \$	
FOP=[ORIG=-15,24] S5 E24 N5 W24 \$	
FOP=[ORIG=4,-16] W4 S10 E4 N10 \$	
FOP=[YR=2025;ORIG=0,-28] E21 S12 W21 N12 \$	

LAND DESCRIPTION																	TOTAL OB/XF					4,106		
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	1.00	LT		1.00	1.00	1.00	26,000.00	26,000.00	26,000							