LOT 4 WESTBEND ESTATES.

ORB 978-1358, 982-1874, WD 1051-

ANDERSON HARRY D/ANDERSON MELISSA
2875 SW PINEMOUNT RD
LAKE CITY, FL 32024

2027

08-4S-16-02816-104

BUILDING CHARACTERISTICS

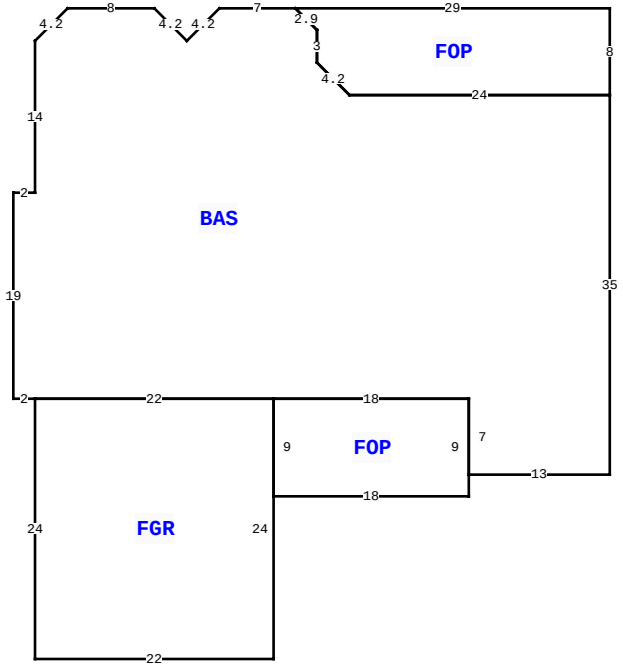
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	31	VINYL SID 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 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	8416.0400	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,810	100		1,810	189,004
FGR	528	55		290	30,282
FOP	162	30		49	5,117
FOP	214	30		64	6,683
TOTALS	2,714			2,213	231,086

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,213	120.1662	132.18	292,514	2005	2005	0	0	0	21.00	79.00

1 SINGLE FAM 100% - 2006 Heated Area: 1810 HX Base Yr 2006



2875 SW PINEMOUNT RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025 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	0166	CONC,PAVMT	0	100	0	0	642.00	UT	2.00	2.00	100	2005	2005	3	100	1,284	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	800	
3	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	800	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	3,000.00	3,000.00	100	2025	2024		100	3,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		231,086
TOTAL MARKET OB/XF VALUE		5,884
TOTAL LAND VALUE - MARKET		23,000
TOTAL MARKET VALUE		259,970
SOH/AGL Deduction		76,614
ASSESSED VALUE		183,356
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		131,945
TOTAL JUST VALUE		259,970
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		264,184

SALE:1:1: MUST BE CLEARING TITLE ON THIS QC DEED

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22166	SFR	521	08/09/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1051/1565	7/08/2005	WD	Q	I		175,000
GRANTOR: THOMAS H EAGLE						
GRANTEE: HARRY D JR & MELISS						
0982/1874	5/05/2003	QC	Q	V	01	100
GRANTOR: D D P CORPORATION						
GRANTEE: THOMAS H EAGLE (FO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W8 D3 L3 S14 W2 S19 E2 FGR= S24 E22 N24 W22$ E22 FOP= S9 E18 N9 W18$ E18 S7 E13 N35 FOP= N8 W29 D2 R2 S3 D3 R3 E24$ W24 L3 U3 N3 L2 U2 W7 D3 L3 L3 U3 $.

LAND DESCRIPTION

TOTAL OB/XF 5,884

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	1.00	LT		1.00	1.00	1.00	23,000.00	23,000.00	23,000							

REVIEW DATE 03/09/2024 BY JB Total Acres: 0.77 Total Land Value: 23,000 Market: 0 Agricultural: 0 Common: 23,000 PRINTED 11/16/2026 BY SYS