

COMM AT NE COR OF SEC, RUN S 58.  
OF CR 252, W 200.44 FT FOR POB,  
FT, S 499.06 FT, EAST 439.48 FT,

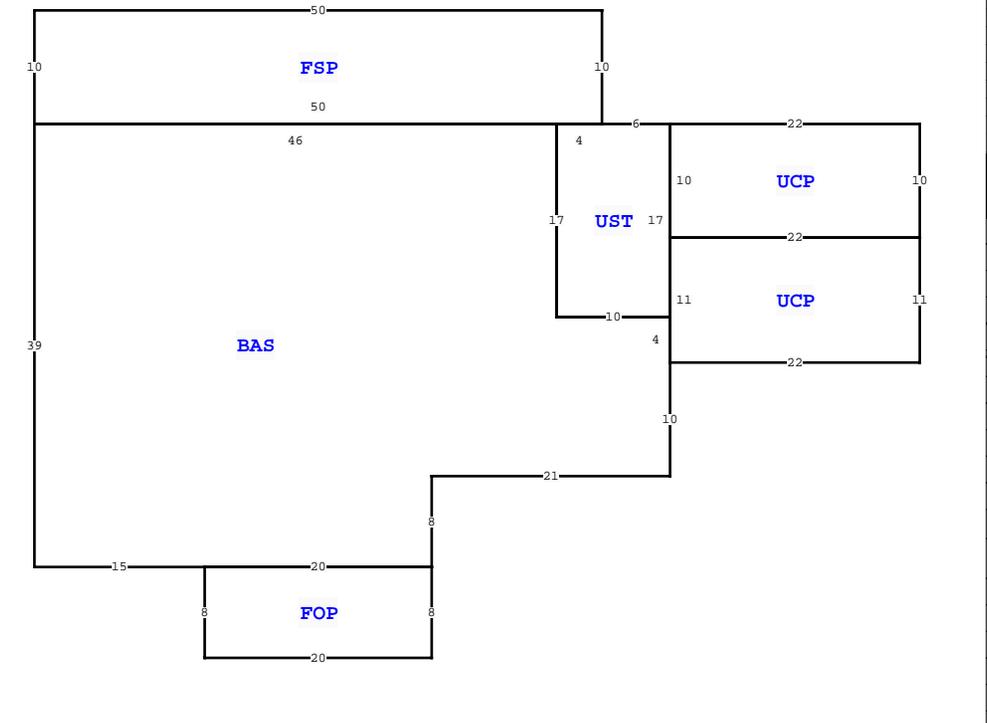
BRANNON TERESA PAULINE  
5045 SW PINEMOUNT RD  
LAKE CITY, FL 32024

**2026**

11-4S-15-00336-000  
VALUATION SUMMARY PAGE 1 of 1

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	08	SHT VINYL 80
Interior Floor	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual Units	05	CONV 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,262	100.3860	112.43	254,317	1970	1970	0	0	35.00	65.00	



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,846	100		1,846	134,905
FOP	160	30		48	3,508
FSP	500	40		200	14,616
UCP	220	20		44	3,216
UCP	242	20		48	3,508
UST	170	45		76	5,554
<b>TOTALS</b>	<b>3,138</b>			<b>2,262</b>	<b>165,306</b>

5045 SW PINEMOUNT RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025
INC DATE		AG DATE	MLU

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	0296	SHED METAL	0	100	0	0	UT	0.00	0.00	100	2016	2016	3	100	800	
2	0296	SHED METAL	0	100	0	0	UT	0.00	0.00	100	2016	2016	3	100	1,200	
3	0030	BARN, MT	0	100	0	0	UT	14,400.00	14,400.00	100	2025	2024		100	14,400	
4	0252	LEAN-TO W/	0	100	0	0	UT	2,500.00	2,500.00	100	2025	2024		100	2,500	

TOTAL OB/XF 18,900

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	5.01	AC		1.00	1.00	1.00	9,000.00	9,000.00	45,090							

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			165,306
TOTAL MARKET OB/XF VALUE			18,900
TOTAL LAND VALUE - MARKET			45,090
TOTAL MARKET VALUE			229,296
SOH/AGL Deduction			80,869
ASSESSED VALUE			148,427
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			97,016
TOTAL JUST VALUE			229,296
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			229,296

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049259	Storage Building	16,490	02/21/2024
39941	ADDN SFR	0	06/15/2020
12641	M H	125	06/11/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1353/2353	2/14/2018	QC	U	I	11	100

GRANTOR: LYNDA R CAULEY & MELO  
GRANTEE: TERESA P BRANNON

1279/1356	8/06/2014	QC	U	I	11	100
-----------	-----------	----	---	---	----	-----

GRANTOR: SIDNEY SPRADLEY  
GRANTEE: TERESA SPRADLEY

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W46 S39 E15 FOP= S8 E20N8 W20\$ E20 N8 E21 N10 UCP= E22 N11 UCP= N10 W22 S10 E22\$ W22 S11\$ N4 UST= N17 W6 FSP= N10 W50 S10 E50\$ W4 S17 E10\$ W10 N17\$.