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

**2027**

**11-4S-15-00336-000**

## BUILDING CHARACTERISTICS

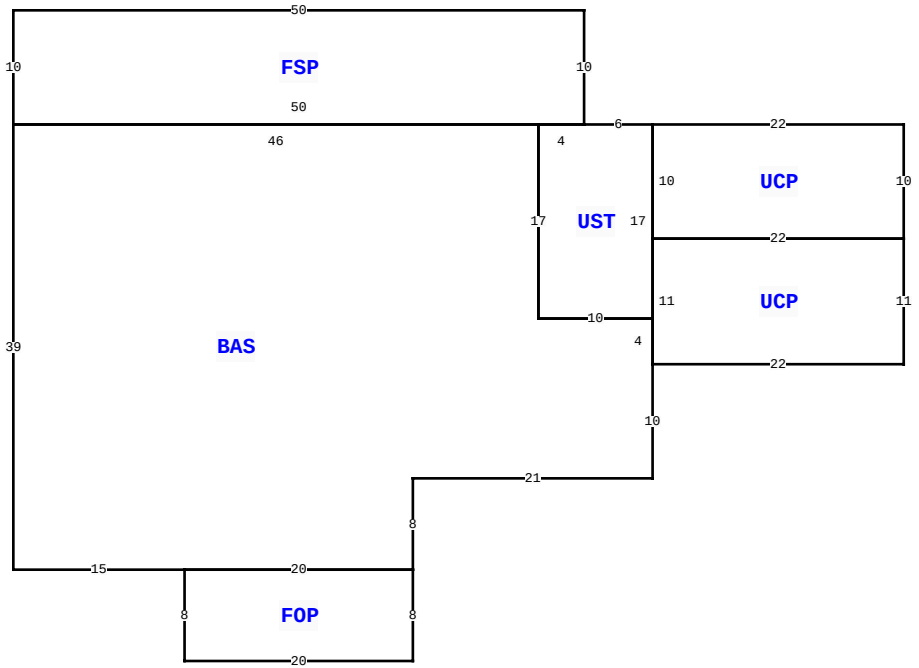
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 08 | SHT VINYL 80 |
| Interior Floo | 14 | CARPET 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 1 100 |
| Frame | 01 | NONE 100 |
| Stories | 1. | 1. 100 |
| Architectual | 05 | CONV 100 |
| Units | | 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 | 11415.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,846 | 100 | | 1,846 | 132,493 |
| FOP | 160 | 30 | | 48 | 3,445 |
| FSP | 500 | 40 | | 200 | 14,355 |
| UCP | 220 | 20 | | 44 | 3,158 |
| UCP | 242 | 20 | | 48 | 3,445 |
| UST | 170 | 45 | | 76 | 5,455 |
| TOTALS | 3,138 | | | 2,262 | 162,350 |

## 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 | 110.42 | 249,770 | 1970 | 1970 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 100% - 2017 Heated Area: 1846 HX Base Yr 2017




5045 SW PINEMOUNT RD, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | 04/22/2026 MLU |
| XF DATE | | LAND DATE | |
| 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 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2016 | 2016 | 3 | 100 | 800 | |
| 2 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2016 | 2016 | 3 | 100 | 1,200 | |
| 3 | 0030 | BARN,MT | 0 | 100 | 0 | 0 | 1.00 | UT | 14,400.00 | 14,400.00 | 100 | 2025 | 2024 | | 100 | 14,400 | |
| 4 | 0252 | LEAN-TO W/ | 0 | 100 | 0 | 0 | 1.00 | UT | 2,500.00 | 2,500.00 | 100 | 2025 | 2024 | | 100 | 2,500 | |

## COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 162,350 |
| TOTAL MARKET OB/XF VALUE | 18,900 |
| TOTAL LAND VALUE - MARKET | 55,110 |
| TOTAL MARKET VALUE | 236,360 |
| SOH/AGL Deduction | 83,480 |
| ASSESSED VALUE | 152,880 |
| TOTAL EXEMPTION VALUE | HX HB 51,411 |
| BASE TAXABLE VALUE | 101,469 |
| TOTAL JUST VALUE | 236,360 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 239,316 |

| 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$.

## LAND DESCRIPTION

TOTAL OB/XF 18,900

| 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 | 5.01 | AC | | 1.00 | 1.00 | 1.00 | 11,000.00 | 11,000.00 | 55,110 | | | | | | | |

REVIEW DATE 04/17/2024 BY JB Total Acres: 5.01 Total Land Value: 55,110 Market: 0 Agricultural: 0 Common: 55,110 PRINTED 11/16/2026 BY SYS