

COMM AT NE COR OF SEC RUN S
58.11 FT TO S R/W CR 252, W
649.85 FT, S 337.57 FT TO POB,

TESSIER MELODIE B
5133 SW PINEMOUNT RD
LAKE CITY, FL 32024

2026

11-4S-15-00336-014

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPK	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	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
BAS	1,470	100	2026
FGR	286	55	2025
FOP	80	30	2025
UST	104	45	2026
TOTALS	1,940		

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%	- 2025								
			Heated Area: 1470			HX Base Yr 2025					

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		208,497	
TOTAL MARKET OB/XF VALUE		1,560	
TOTAL LAND VALUE - MARKET		66,761	
TOTAL MARKET VALUE		276,818	
SOH/AGL Deduction		39,277	
ASSESSED VALUE		237,541	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		186,130	
TOTAL JUST VALUE		276,818	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		282,481	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050354	New Residential C	190,375	07/15/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1353/2332	2/14/2018	QC	U	V	11	100
GRANTOR: LYNDA R CAULEY & TERE						
GRANTEE: MELODIE B TESSIER						
1353/0669	2/08/2018	QC	U	V	11	100
GRANTOR: BETTY RUTH BRANNON						
GRANTEE: LYNDA CAULEY, TERESA						

EXTRA FEATURES																
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	0	0			3.00	100	2025	2024		100	1,560	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/04/2026	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2026;ORIG=-78,-7] E49 S30 W49 N30 \$	
FGR=[YR=2025;ORIG=-29,1] E13 S22 W13 N22 \$	
FOP=[YR=2025;ORIG=-74,23] E10 S8 W10 N8 \$	
UST=[YR=2026;ORIG=-29,-7] E13 S8 W13 N8 \$	

LAND DESCRIPTION																								
TOTAL OB/XF 1,560																								
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	9.37	AC		1.00	1.00	0.75	9,500.00	7,125.00	66,761							