NE1/4 OF NE1/4 OF NW1/4 & N 63.9
NE1/4 OF NW1/4 EX RD R/W.

BRUNMEIER NEAL BRUCE/BRUNMEIER MICHAELA ELYENE
4528 SW PINEMOUNT RD
LAKE CITY, FL 32024

2027

12-4S-15-00346-004

BUILDING CHARACTERISTICS

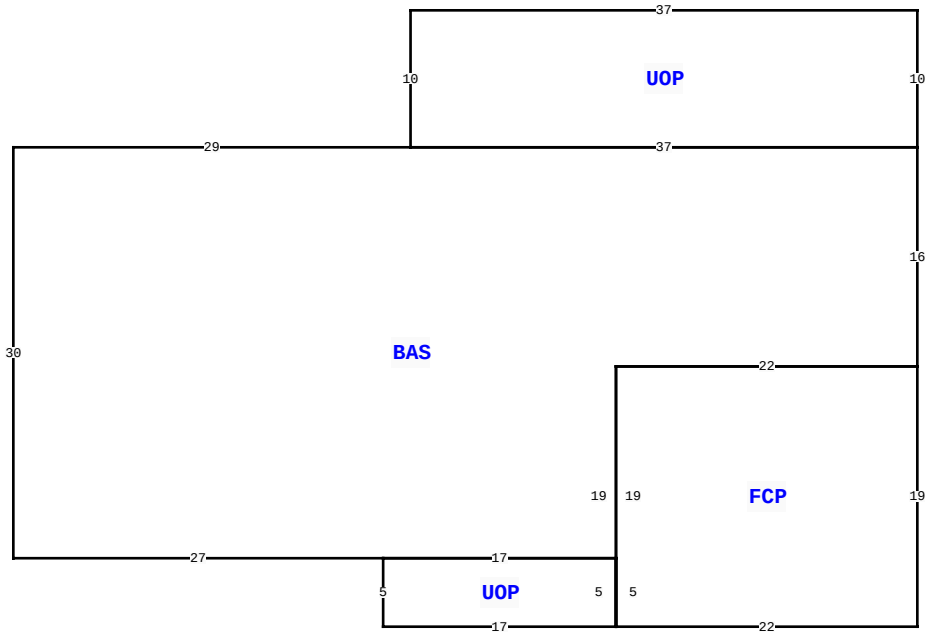
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	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	12415.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,672	100		1,672	132,848
FCP	418	25		104	8,263
UOP	85	20		17	1,350
UOP	370	20		74	5,879
TOTALS	2,545			1,867	148,341

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,867	88.9020	97.79	182,574	1954	2010	0	0	0	18.75	81.25

1 SINGLE FAM 100% - 2025 Heated Area: 1672 HX Base Yr 2025



4528 SW PINEMOUNT RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/04/2026 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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	1954	1954	3	100	2,000	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	1954	1954	3	100	450	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	200	
4	0285	SALVAGE	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	500	
5	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2025	2024		90	5,400	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	148,341
TOTAL MARKET OB/XF VALUE	8,550
TOTAL LAND VALUE - MARKET	95,000
TOTAL MARKET VALUE	251,891
SOH/AGL Deduction	0
ASSESSED VALUE	251,891
TOTAL EXEMPTION VALUE	HX HB 13 251,891
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	251,891
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	254,591

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050578	Electrical Servic	0	08/19/2024
000048943	Electrical Servic	0	01/03/2024
000048754	Remodel	27,231	11/30/2023
000044583	Roof Replacement	17,911	06/02/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1511/992	3/27/2024	WD	Q	I	01	310,000
GRANTOR: STANKE KAREN W						
GRANTEE: BRUNMEIER NEAL BRUC						
1417/1010	8/17/2020	WD	U	I	11	100
GRANTOR: KAREN W STANKE						
GRANTEE: KAREN W STANKE & DO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W29 S30 E27 UOP= S5 E17N5 W17$ E17 S5 FCP= E22 N19 W22 S19$ N19 E22 N16 UOP= N10W37 S10 E37$ W37$.

LAND DESCRIPTION

TOTAL OB/XF 8,550

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	10.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	95,000							

REVIEW DATE 12/26/2024 BY TW Total Acres: 10.00 Total Land Value: 95,000 Market: 0 Agricultural: 0 Common: 95,000 PRINTED 11/17/2026 BY SYS