

LOT 3 LEE-VEL S/D.
815-1843, 822-1205, WD 1134-747,

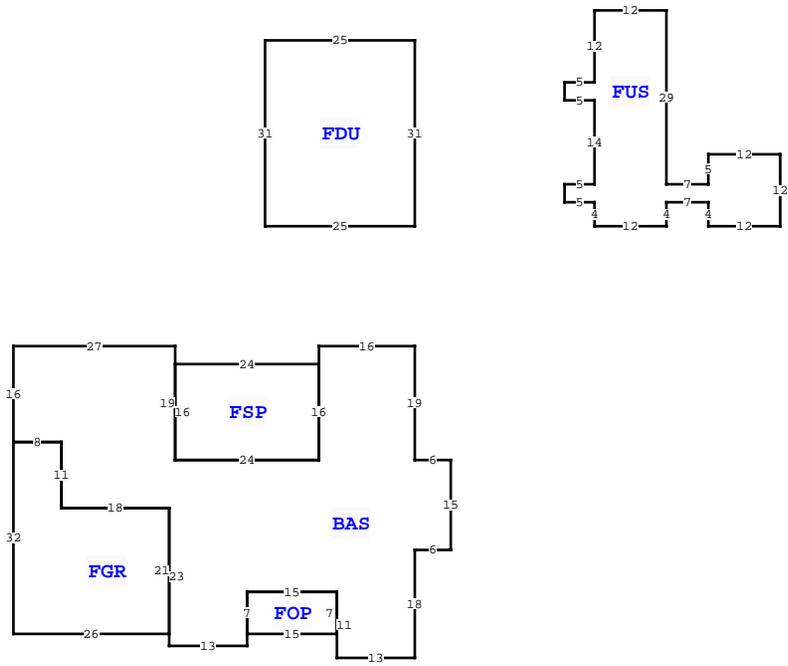
PEEBLES DIANA L
4109 SW PINEMOUNT RD
LAKE CITY, FL 32024

2026

12-4S-15-00347-103

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units	0	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	3,816	137.0985	156.29	596,403	2000	2000	0	0	0	25.00	75.00
1 SINGLE FAM 100% - 2021 Heated Area: 2816 HX Base Yr 2021												



Quality	07	07			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 01			
NEIGHBORHOOD/LOC	12415.020	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,189	100		2,189	256,589
FDU	775	60		465	54,506
FGR	634	55		349	40,909
FOP	105	30		32	3,751
FSP	384	40		154	18,052
FUS	627	100		627	73,496
TOTALS	4,714			3,816	447,302

4109 SW PINEMOUNT RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026
INC DATE		AG DATE	MLU

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2000	2000	3	100	2,000	
2	0166	CONC,PAVMT	0	100	4	64	256.00	UT	3.00	3.00	100	2000	2000	3	100	768	
3	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	600	
4	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	2,000	
5	0060	CARPORT F	0	100	20	25	500.00	UT	5.00	5.00	100	2005	2005	3	100	2,500	
6	0120	CLFENCE 4	0	100	0	0	420.00	UT	5.50	5.50	100	2016	2016	3	100	2,310	
7	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	1,200	

TOTAL OB/XF 11,378

LAND DESCRIPTION																								
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		00	0.00	0.00	1.00	LT		1.00	1.00	1.15	55,000.00	63,250.00	63,250							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			447,302
TOTAL MARKET OB/XF VALUE			11,378
TOTAL LAND VALUE - MARKET			63,250
TOTAL MARKET VALUE			521,930
SOH/AGL Deduction			95,604
ASSESSED VALUE			426,326
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			374,915
TOTAL JUST VALUE			521,930
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			514,198

PERMIT NUM	DESCRIPTION	AMT	ISSUED
11829	SFR	350	11/05/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1431/655	2/25/2021	LE	U	I	14	100

GRANTOR: PEEBLES DIANA L AKA D
GRANTEE: PEEBLES DIANA L
1420/2516 10/01/2020 WD U I 11 100
GRANTOR: WILLIAM F DONKE
GRANTEE: WILLIAM F DONKE & D

BUILDING DIMENSIONS												
BAS= W16 S3 FSP= W24 S16 E24 N16\$ S16 W24 N19 W27 S16 FGR= S32 E26 N21 W18 N11 W8 \$ E8 S11 E18 S23 E13 N2 FOP= E15 N7 W15 S7\$ N7 E15 S11 E13 N18 E6 N15 W6 N19\$ PTR= N20 FDU= N31 W25 S31 E25\$ S20\$ PTR= E30 N20 FUS= E12 N4 E7 S4 E12 N12 W12 S5 W7 N29 W12 S12 W5 S3 E5 S14 W5 S3 E5 S4\$ W30 S20\$.												