LOT 3 LEE-VEL S/D.

815-1843, 822-1205, WD 1134-747,

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

2027

12-4S-15-00347-103

BUILDING CHARACTERISTICS

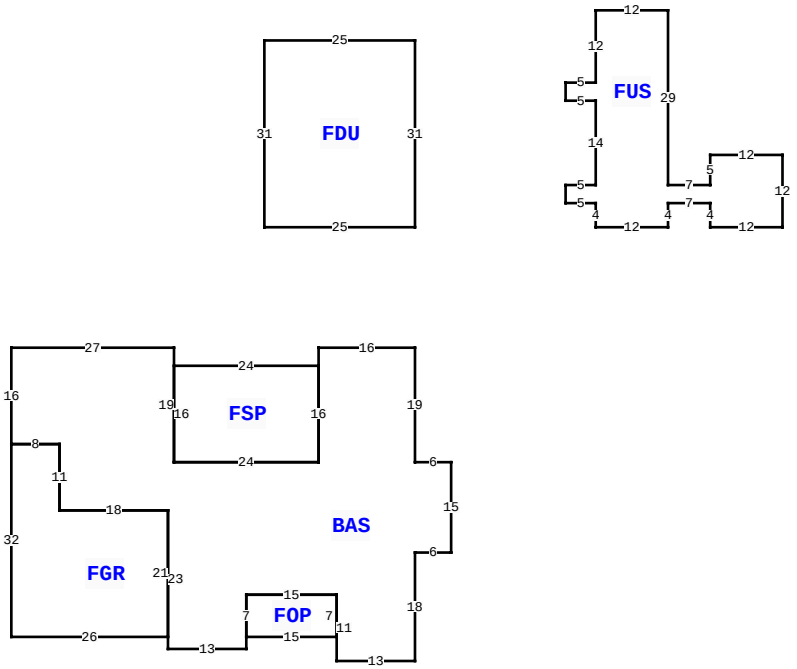
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	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
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	247,592
FDU	775	60		465	52,595
FGR	634	55		349	39,475
FOP	105	30		32	3,620
FSP	384	40		154	17,419
FUS	627	100		627	70,919
TOTALS	4,714			3,816	431,618

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	150.81	575,491	2000	2000	0	0	0	25.00	75.00

1 SINGLE FAM 100% - 2021 Heated Area: 2816 HX Base Yr 2021



4109 SW PINEMOUNT RD, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		431,618
TOTAL MARKET OB/XF VALUE		11,378
TOTAL LAND VALUE - MARKET		63,250
TOTAL MARKET VALUE		506,246
SOH/AGL Deduction		67,130
ASSESSED VALUE		439,116
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		387,705
TOTAL JUST VALUE		506,246
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		514,088

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 NOTES

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$.

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	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	

LAND DESCRIPTION

TOTAL OB/XF 11,378

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

REVIEW DATE 02/06/2024 BY JB Total Acres: 5.01 Total Land Value: 63,250 Market: 0 Agricultural: 0 Common: 63,250 PRINTED 11/17/2026 BY SYS