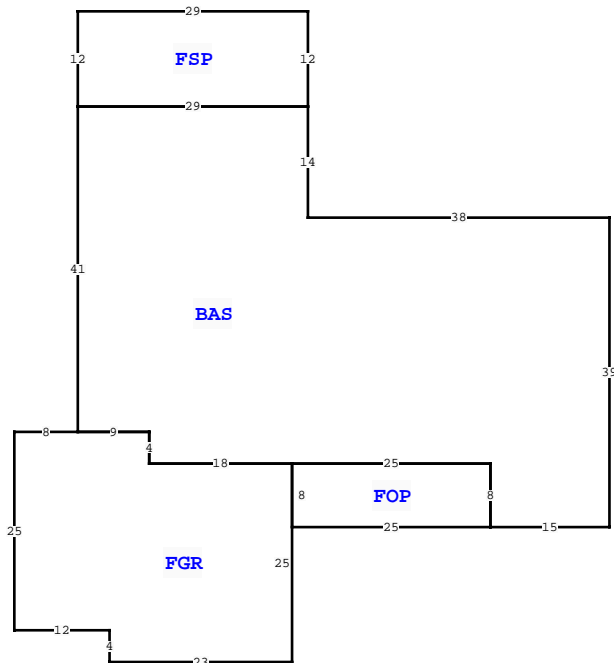


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	70
Interior Floo	15	HARDTILE	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2.5	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	04	04	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
BAS	2,567	100	
FGR	895	55	
FOP	200	30	
FSP	348	40	
TOTALS	4,010		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,258	138.1445	154.72	504,078	1997	1997	0	0	28.00	72.00
1 SINGLE FAM 100% - 2023 Heated Area: 2567 HX Base Yr 2023											



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	362,936			
TOTAL MARKET OB/XF VALUE	46,432			
TOTAL LAND VALUE - MARKET	63,250			
TOTAL MARKET VALUE	472,618			
SOH/AGL Deduction	198,257			
ASSESSED VALUE	274,361			
TOTAL EXEMPTION VALUE	HX HB	51,411		
BASE TAXABLE VALUE	222,950			
TOTAL JUST VALUE	472,618			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	471,909			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050176	Electrical Servic	0	06/21/2024
000043161	Roof Replacement	21,625	11/12/2021
18034	POOL	120	03/09/2001
12754	SFR	370	07/10/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1470/1636	7/05/2022	WD	Q	I	01	505,000
GRANTOR: COOKE NICOLE						
GRANTEE: GEORGE STEVEN						
1451/721	10/21/2021	WD	Q	I	01	450,000
GRANTOR: GOODE DANIEL M						
GRANTEE: COOKE NICOLE						

EXTRA FEATURES		4209 SW PINEMOUNT RD, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	ADJ UNIT PRICE
1	0180	FPLC 1STRY	2,000.00
2	0166	CONC, PAVMT	2.00
3	0280	POOL R/CON	70.00
4	0282	POOL ENCL	15.00
5	0166	CONC, PAVMT	2.50
6	0030	BARN, MT	12.00
7	0261	PRCH, UOP	7.00

TOTAL OB/XF												46,432				
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	1.00	UT	2,000.00	2,000.00	100	1997	1997	3	100	2,000	
2	0166	CONC, PAVMT	0	100	0	1,348.00	UT	2.00	2.00	100	1997	1997	3	100	2,696	
3	0280	POOL R/CON	0	100	20	720.00	UT	70.00	70.00	100	2001	2001	3	40	20,160	
4	0282	POOL ENCL	0	100	29	1,276.00	UT	15.00	15.00	100	2001	2001	3	40	7,656	
5	0166	CONC, PAVMT	0	100	0	240.00	UT	2.50	2.50	100	2005	2005	3	100	600	
6	0030	BARN, MT	0	100	30	900.00	UT	12.00	12.00	100	2005	2005	3	100	10,800	
7	0261	PRCH, UOP	0	100	12	360.00	UT	7.00	7.00	100	2005	2005	3	100	2,520	

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W38 N14 FSP= N12 W29 S12 E29\$ W29 S41 FGR= W8S25 E12 S4 E23 N25 W18 N4 W9 \$ E9 S4 E18 FOP= S8 E25 N8 W25\$E25 S8 E15 N39\$.	

LAND DESCRIPTION		TOTAL OB/XF															46,432							
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							