LOT 8 LEE-VEL S/D.

ORB 815-1843, 822-1207, (DC 1244

RATLIFF SHERRY G
4365 SW PINEMOUNT RD
LAKE CITY, FL 32024

2027

12-4S-15-00347-108

BUILDING CHARACTERISTICS

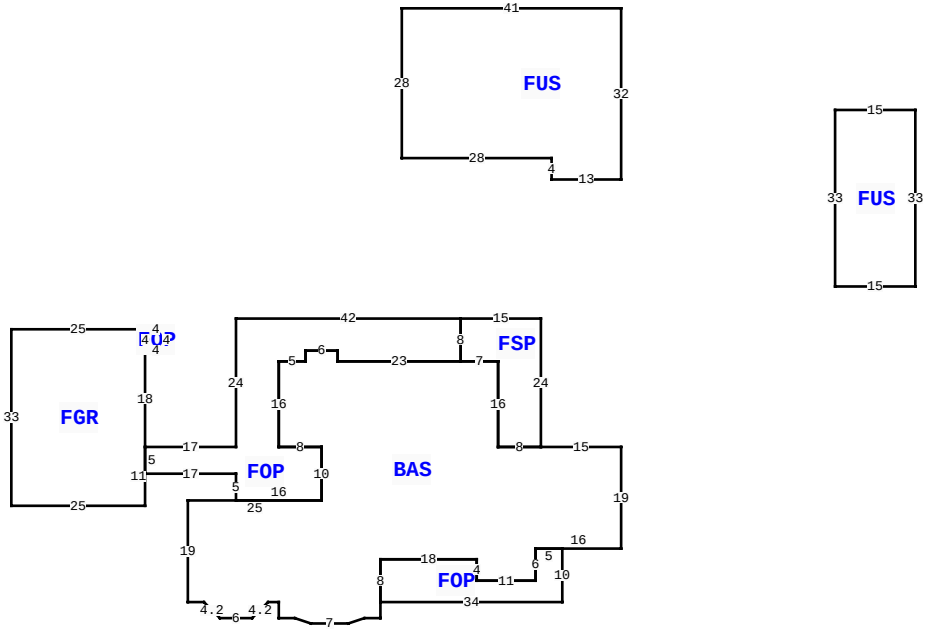
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	32	HARDIE BRD 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	12	HARDWOOD 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4.5 100
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	07	07
DOR CODE	5000	IMPROVED AG
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	2,513	100		2,513	244,644
FGR	825	55		454	44,197
FOP	16	30		5	487
FOP	238	30		71	6,912
FOP	697	30		209	20,346
FSP	248	40		99	9,638
FUS	495	100		495	48,189
FUS	1,200	100		1,200	116,821
TOTALS	6,232			5,046	491,234

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	5,046	122.9184	135.21	682,270	1997	1997	0	0	0	28.00	72.00

1 SINGLE FAM 100% - 1998 Heated Area: 4208 HX Base Yr 1998



4365 SW PINEMOUNT RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026 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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1997	1997	3	100	2,000	
2	0260	PAVEMENT-A	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	1,500	
3	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	1,200	
4	0020	BARN,FR	0	100	24	36	864.00	UT	9.00	9.00	100	2005	2005	3	100	7,776	
5	0070	CARPORT UF	0	100	0	0	1.00	UT	750.00	750.00	50	2013	2013	3	50	375	
6	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	100	
7	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		491,234
TOTAL MARKET OB/XF VALUE		18,351
TOTAL LAND VALUE - MARKET		64,526
TOTAL MARKET VALUE		524,869
SOH/AGL Deduction		144,202
ASSESSED VALUE		380,667
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		324,256
TOTAL JUST VALUE		574,111
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		583,049

LAND:1:1: 5.01.AC JOINS 347-107 5.01 AC & 347-002

SALE:1:1: LOT 8 LEE-VEL S/D (5.01 AC)

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050229	Electrical Servic	0	06/27/2024
11531	SFR	610	08/15/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0822/1207	5/24/1996	WD	Q	V		20,000

GRANTOR: DARWIN L PERRY

GRANTEE: DONALD & SHERRY G R

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W15 W8 N16 W7 W23 N2 W6 S2 W5 S16 E8 S10 W25 S19 E3 D3R3 E6 U3R3 E2 S3 E3 D1R3 E7 U1R3 E3 N3 N8 E18 S4 E11 N6 E16 N19 $
FUS=[ORIG=0,-50] N32 W41 S28 E28 S4 E13 $
FGR=[ORIG=-89,0] N18 N4 W25 S33 E25 N11 $
FOP=[ORIG=-30,-16] N8 W42 S24 W17 S5 E17 S5 E16 N10 W8 N16 E5 N2 E6 S2 E23 $
FUS=[ORIG=40,-30] E15 N33 W15 S33 $
FSP=[ORIG=-15,0] N24 W15 S8 E7 S16 E8 $
FOP=[ORIG=-45,29] E34 N10 W5 S6 W11 N4 W18 S8 $
FOP=[ORIG=-89,-18] E4 N4 W4 S4 $
.

LAND DESCRIPTION

TOTAL OB/XF 18,351

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	1.00	AC		1.00	1.00	1.15	12,000.00	13,800.00	13,800							
2	5200	A	CROPLAND 2	0		A-1	0.00	0.00	4.01	AC		1.00	1.00	1.00	370.00	370.00	1,484							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	4.01	AC		1.00	1.00	1.15	11,000.00	12,650.00	50,726							

REVIEW DATE 03/19/2026 BY robin Total Acres: 5.01 Total Land Value: 15,284 Market: 50,726 Agricultural: 1,484 Common: 13,800 PRINTED 11/17/2026 BY SYS