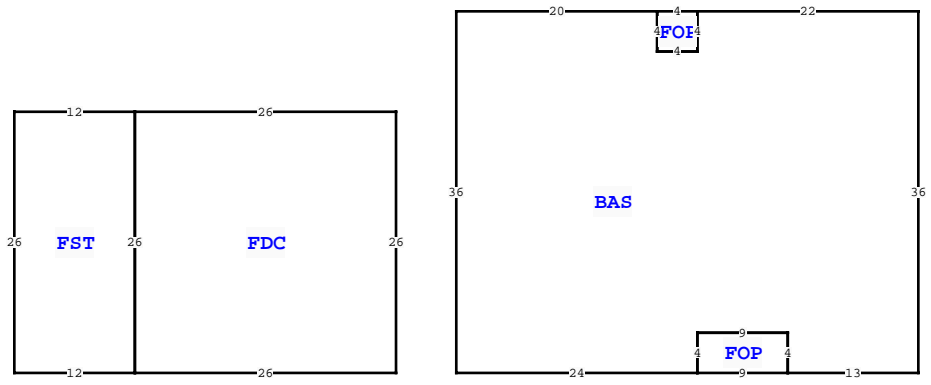


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	08 WD OR PLY 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	14 PREFIN MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	13 LAM/VNLPLK 50
Interior Floor	14 CARPET 50
Air Condition	03 CENTRAL 100
Heating Type	03 FORCED AIR 100
Bedrooms	3 100
Bathrooms	2 100
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	05 05
DOR CODE	0100 SINGLE FAMILY

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	2022								
			Heated Area: 1604			HX Base Yr 2022					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		229,007	
TOTAL MARKET OB/XF VALUE		1,300	
TOTAL LAND VALUE - MARKET		234,000	
TOTAL MARKET VALUE		464,307	
SOH/AGL Deduction		216,047	
ASSESSED VALUE		248,260	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		196,849	
TOTAL JUST VALUE		464,307	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		467,626	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,604	100		1,604	181,038
FDC	676	35		237	26,750
FOP	16	30		5	564
FOP	36	30		11	1,241
FST	312	55		172	19,413
TOTALS	2,644			2,029	229,007

EXTRA FEATURES		4865 SW PINEMOUNT RD, LAKE CITY	
L	OB/XF CODE	DESCRIPTION	ADJ UNIT PRICE
1	0169	FENCE/WOOD	0.00
2	0130	CLFENCE	1,000.00

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7614	M H	60	09/21/1993
7607	M H	60	09/20/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1439/593	5/25/2021	WD	Q	I	01	510,000
GRANTOR: WILLIAMS CHRISTOPHER						
GRANTEE: MEDEROS ERIK						
1276/2010	6/27/2014	WD	U	I	37	102,000
GRANTOR: DOLPHUS C RIVERS JR &						
GRANTEE: CHRISTOPHER WILLIAM						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[ORIG=0,0] W22 S4 W4 N4 W20 S36 E24 N4 E9 S4 E13 N36 \$	
FOP=[ORIG=-22,36] E9 N4 W9 S4 \$	
FOP=[ORIG=-22,0] W4 S4 E4 N4 \$	
FDC=[ORIG=-52,36] W26 N26 E26 S26 \$	
FST=[ORIG=-78,10] W12 S26 E12 N26 \$	

TOTAL OB/XF															1,300		
L	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	0169	FENCE/WOOD	0	100	0	0		1.00	UT	0.00	0.00	100	2016	2016	3	100	300
2	0130	CLFENCE	5	0	100	0		1.00	UT	1,000.00	1,000.00	100	2024	2023		100	1,000

LAND DESCRIPTION															TOTAL OB/XF		1,300								
L	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R	D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	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			A-1	0.00	0.00	39.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	234,000							