

BEG NW COR OF SE1/4 OF NW1/4 RUN
R/W OLD SCL RR SE ALONG R/W 613.
FT, E 208.71 FT, N 113.89 FT TO

PINNACLE MATERIALS, LLC
14260 W NEWBERRY RD, BOX 336
NEWBERRY, FL 32669

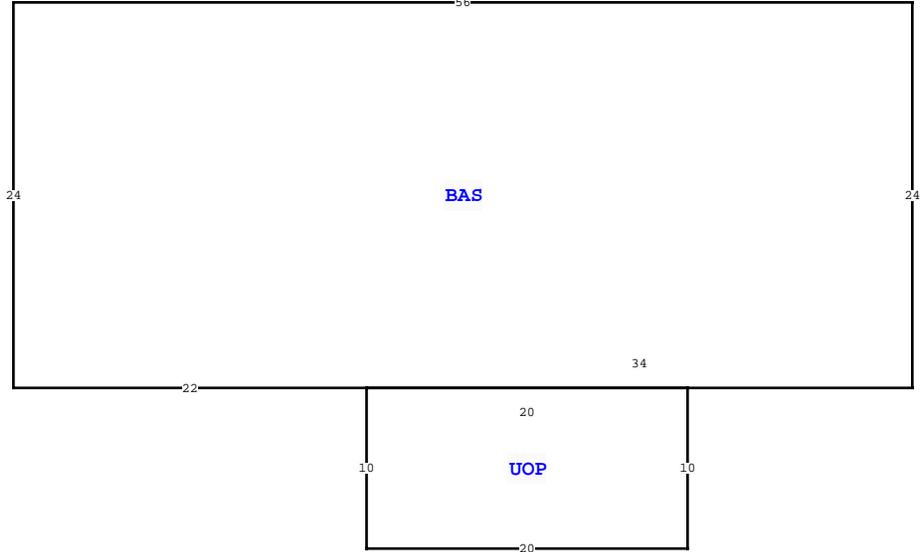
2026

29-6S-16-03969-015



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	26	ALM SIDING 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	14	PREFIN MT 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	13	LAM/VNLPLK 70	
Interior Floor	15	HARDTILE 30	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		2 100	
Stories	1.	1. 100	
Architctual	01	CONV 100	
Units		0 100	
Condition Adj	03	03 100	
Kitchen Adjus	01	01 100	
Quality	05	05	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	29616.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,344	100	
UOP	200	25	
TOTALS	1,544		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0200	02	1,394	124.7000	104.75	146,022	1982	2005	0	0	45.00	55.00
1 MANUF 1 0% - 2026 Heated Area: 1344 HX Base Yr											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			80,312
TOTAL MARKET OB/XF VALUE			10,472
TOTAL LAND VALUE - MARKET			154,360
TOTAL MARKET VALUE			245,144
SOH/AGL Deduction			0
ASSESSED VALUE			245,144
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			245,144
TOTAL JUST VALUE			245,144
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			215,987

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1555/1262	12/02/2025	WD	Q	I	05	1,200,000
GRANTOR: CUSHMAN THOMAS M						
GRANTEE: PINNACLE MATERIALS,						
1522/1463	8/27/2024	TR	Q	I	01	295,000
GRANTOR: MATTHEWS CHARLES T RE						
GRANTEE: CUSHMAN THOMAS M						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0166	CONC, PAVMT	0	0	26	24	624.00	UT	3.00	100	2008
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	100	2008
3	0296	SHED METAL	0	0	0	0	1.00	UT	800.00	100	2024
4	0296	SHED METAL	0	0	0	0	1.00	UT	800.00	100	2024

TOTAL OB/XF											
10,472											
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE						
			05/07/2026	MLU							

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W56 S24 E22 UOP= S10 E20 N10 W20\$ E34 N24\$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0200	C	MBL HM	0		A-1	0.00	0.00	1.00	AC	1.00
2	9900	C	AC NON-AG	0					17.16	AC	1.00