LOT 5 BLOCK 2 PINEMOUNT VILLAGE
334-77, 364-762, 804-2609, 836-7

SHIFT FORWARD, INCL
PO BOX 1649
LAKE CITY, FL 32056

2026

34-3S-16-02471-000

BUILDING CHARACTERISTICS

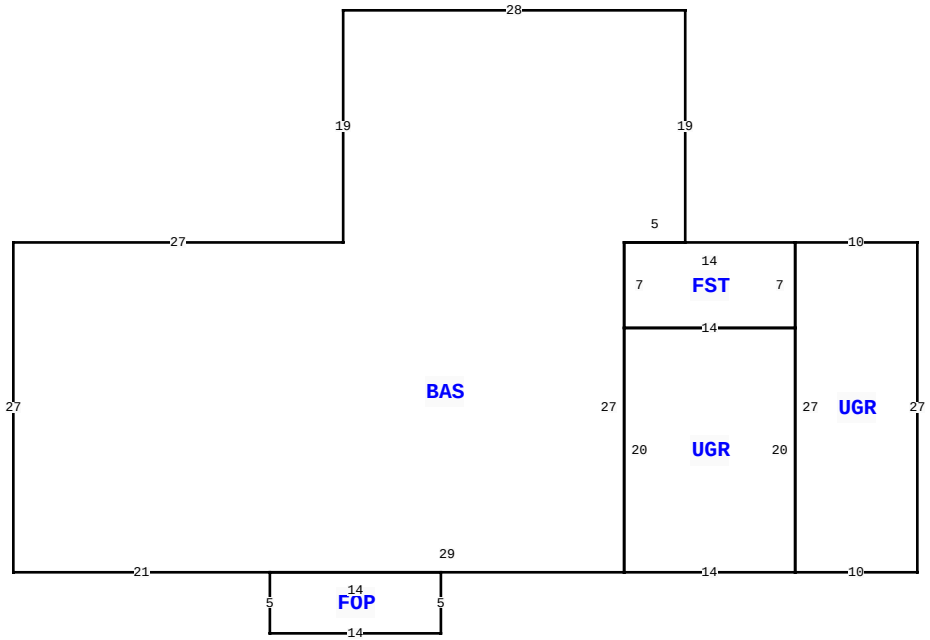
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	19	COMMON BRK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	34316.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,882	100		1,882	149,781
FOP	70	30		21	1,671
FST	98	55		54	4,298
UGR	270	45		122	9,710
UGR	280	45		126	10,028
TOTALS	2,600			2,205	175,487

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,205	109.3190	122.44	269,980	1972	1972	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2026 Heated Area: 1882 HX Base Yr



212 SW ANN PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 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	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	982	
2	0031	BARN,MT AE	0	0	24	24	576.00	UT	3.00	3.00	100	0	0	3	100	1,728	
3	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	400	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		175,487
TOTAL MARKET OB/XF VALUE		3,110
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		201,097
SOH/AGL Deduction		0
ASSESSED VALUE		201,097
TOTAL EXEMPTION VALUE	10	201,097
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		201,097
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		200,709

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1543/370	6/20/2025	WD	Q	I	01	225,000
GRANTOR: SQUARE ONE PROPERTY H						
GRANTEE: SHIFT FORWARD, INCL						
1510/1704	3/15/2024	WD	U	I	37	210,000
GRANTOR: JOHNSON LOIS						
GRANTEE: SQUARE ONE PROPERTY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N19 W28 S19 W27 S27 E21 FOP= S5 E14 N5 W14$ E29 UGR= E14 UGR= E10 N27 W10 S27$ N20 FST= N7 W14 S7 E14$ W14 S20$ N27 E5$.

LAND DESCRIPTION

TOTAL OB/XF 3,110

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	0		RSF-1	125.00	175.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

REVIEW DATE 09/25/2025 BY TP Total Acres: 0.50 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 06/19/2026 BY SYS