LOT 9 BLOCK 2 PINEMOUNT VILLAGE

691-385, 814-1321, 886-454, 919-

CHRISTENSEN FAMILY TRUST DATED MAY 8, 2026
1540 SE COUNTY ROAD 340
MAYO, FL 32066

2027

34-3S-16-02472-000

BUILDING CHARACTERISTICS

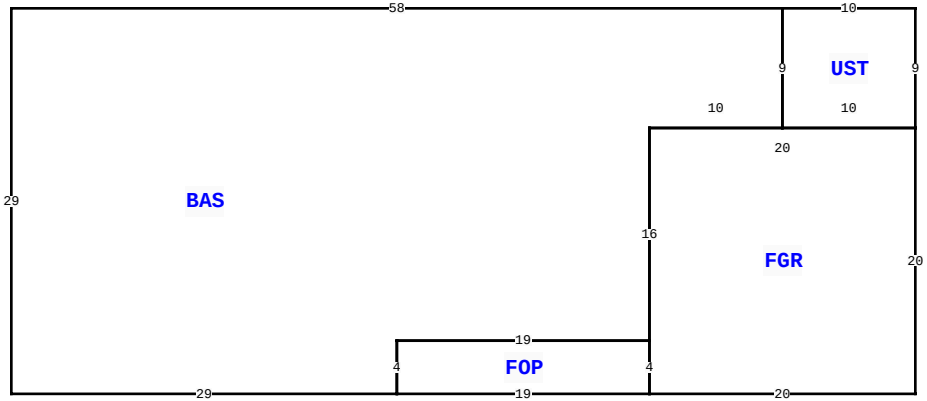
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
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	1,406	100		1,406	124,135
FGR	400	55		220	19,424
FOP	76	30		23	2,031
UST	90	45		40	3,531
TOTALS	1,972			1,689	149,121

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,689	123.4800	135.83	229,417	1968	1990	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2024 Heated Area: 1406 HX Base Yr



211 SW MERCURY LN, 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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	563	
3	0030	BARN,MT	0	0	10	24	1.00	UT	0.00	0.00	100	2017	2017	3	100	3,500	
4	0060	CARPORT F	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	2,500	
5	0260	PAVEMENT-A	0	0	0	0	1.00	UT	800.00	800.00	100	2023	2022		100	800	
6	0166	CONC,PAVMT	0	0	0	0	1.00	UT	600.00	600.00	100	2023	2022		100	600	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	149,121
TOTAL MARKET OB/XF VALUE	9,163
TOTAL LAND VALUE - MARKET	22,500
TOTAL MARKET VALUE	180,784
SOH/AGL Deduction	0
ASSESSED VALUE	180,784
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	180,784
TOTAL JUST VALUE	180,784
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	183,496

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1569/1437	5/08/2026	WD	U	I	11	100
GRANTOR: CHRISTENSEN FORREST						
GRANTEE: CHRISTENSEN FAMILY						
1485/2034	3/02/2023	WD	Q	I	01	195,000
GRANTOR: FELIX LINDA L						
GRANTEE: CHRISTENSEN FORREST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W58 S29 E29 FOP= E19 N4W19 S4$ N4 E19 FGR= S4 E20 N20 W20 S16$ N16 E10 UST= E10N9 W10 S9$ N9$.

LAND DESCRIPTION

TOTAL OB/XF 9,163

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 06/07/2023 BY KS Total Acres: 0.50 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2026 BY SYS