

Columbia County Property Appraiser

Jeff Hampton

2024 Working Values

updated: 2/1/2024

Parcel: 11-4S-15-00336-000 (46197) <>

Aerial Viewer Pictometry Google Maps

2023 2022 2019 2016 2013 Sales

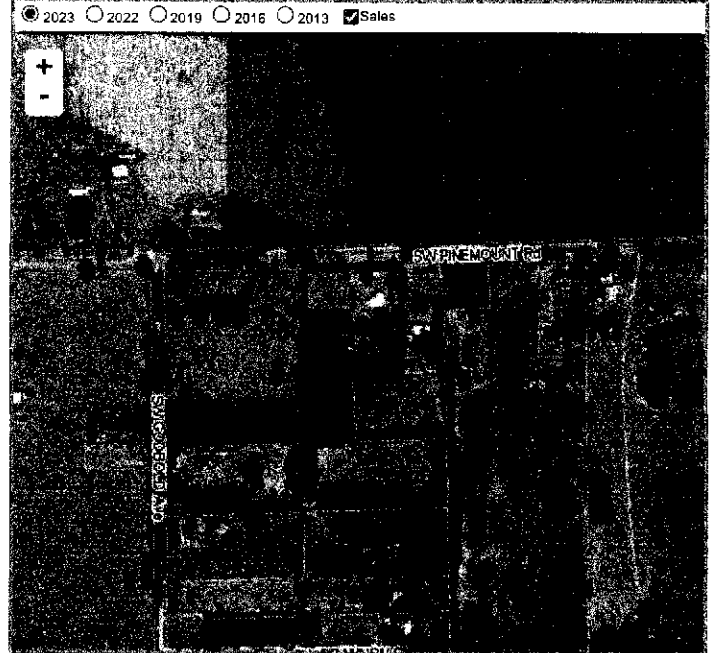
Owner & Property Info

Result: 1 of 1

Owner	BRANNON TERESA PAULINE 5045 SW PINEMOUNT RD LAKE CITY, FL 32024		
Site	5045 SW PINEMOUNT RD, LAKE CITY		
Description*	COMM AT NE COR OF SEC, RUN S 58.11 FT TO S R/W OF CR 252, W 200.44 FT FOR POB, CONT WEST 439.41 FT, S 499.06 FT, EAST 439.48 FT, N 494.30 FT TO POB & COMM AT NE COR OF SEC & RUN S 58.11 FT TO S R/W LINE OF CR 252, W ALONG R/W 639.85 FT TO POB, CONT W 10 FT ...more>>>		
Area	5.01 AC	S/T/R	11-4S-15
Use Code**	SINGLE FAMILY (0100)	Tax District	3
*The Description above is not to be used as the Legal Description for this parcel in any legal transaction. **The Use Code is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning & Zoning office for specific zoning information.			

Property & Assessment Values

2023 Certified Values		2024 Working Values	
Mkt Land	\$35,070	Mkt Land	\$35,070
Ag Land	\$0	Ag Land	\$0
Building	\$141,693	Building	\$141,693
XFOB	\$2,000	XFOB	\$2,000
Just	\$178,763	Just	\$178,763
Class	\$0	Class	\$0
Appraised	\$178,763	Appraised	\$178,763
SOH Cap [?]	\$58,347	SOH Cap [?]	\$54,735
Assessed	\$120,416	Assessed	\$124,028
Exempt	HX HB \$50,000	Exempt	HX HB \$50,000
Total Taxable	county:\$70,416 city:\$0 other:\$0 school:\$95,416	Total Taxable	county:\$74,028 city:\$0 other:\$0 school:\$99,028



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
2/14/2018	\$100	1359/2353	QC	I	U	11
8/6/2014	\$100	1279/1366	QC	I	U	11
8/8/2010	\$58,000	1199/0834	WD	I	U	30
5/20/2008	\$100	1151/0289	WD	V	U	01

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	1970	1846	3138	\$141,693

*Bldg Desc determinations are used by the Property Appraisers office solely for the purpose of determining a property's Just Value for ad valorem tax purposes and should not be used for any other purpose.

Extra Features & Out Buildings (Codes)

Code	Desc	Year Blt	Value	Units	Dims
0296	SHED METAL	2016	\$800.00	1.00	0 x 0
0296	SHED METAL	2016	\$1,200.00	1.00	0 x 0

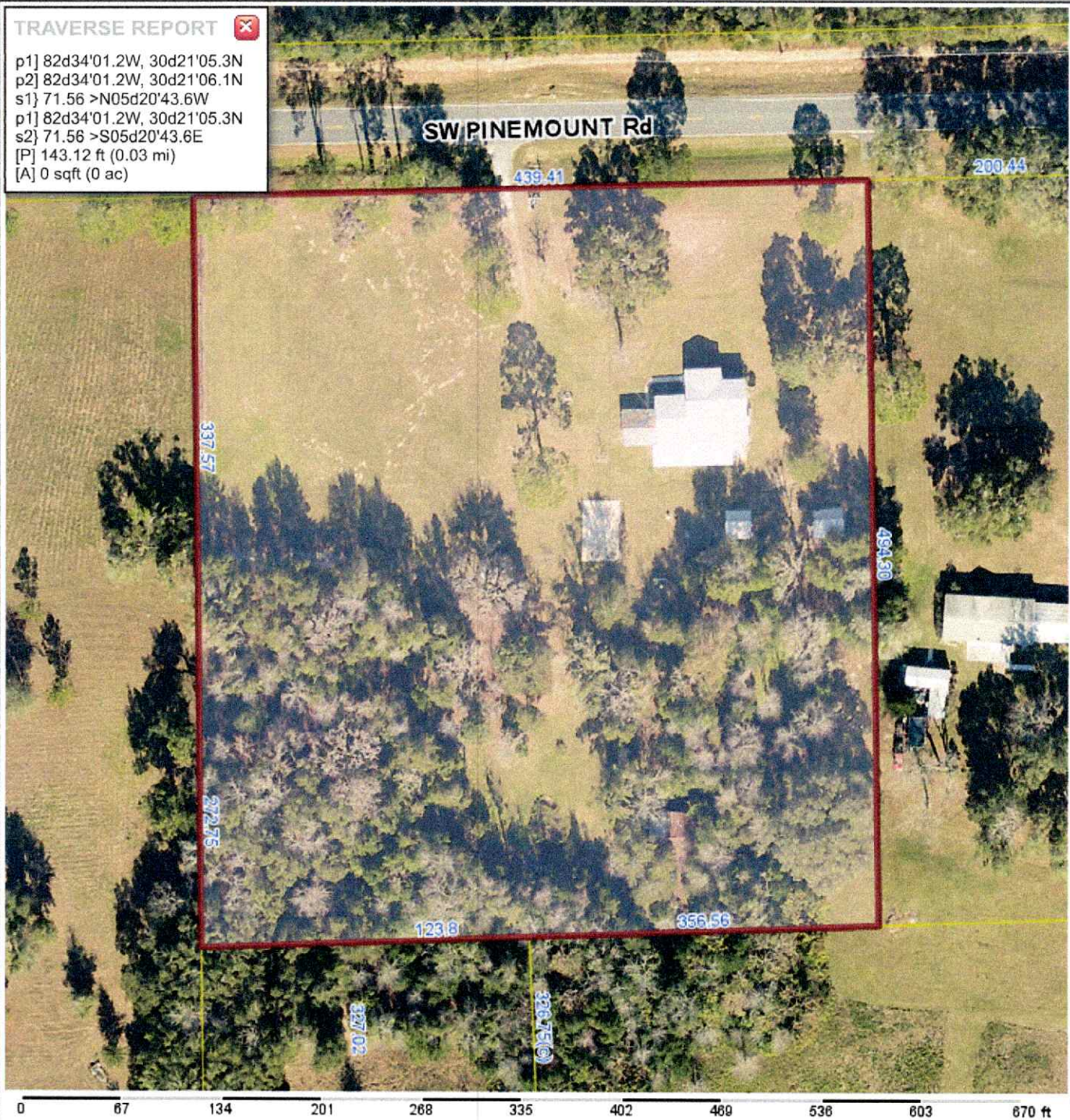
Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	5.010 AC	1.0000/1.0000 1.0000/ /	\$7,000 /AC	\$35,070

TRAVERSE REPORT



p1] 82d34'01.2W, 30d21'05.3N
p2] 82d34'01.2W, 30d21'06.1N
s1] 71.56 >N05d20'43.6W
p1] 82d34'01.2W, 30d21'05.3N
s2] 71.56 >S05d20'43.6E
[P] 143.12 ft (0.03 mi)
[A] 0 sqft (0 ac)



Columbia County Property Appraiser Jeff Hampton | Lake City, Florida | 386-758-1083

PARCEL: 11-4S-15-00336-000 (46197) | SINGLE FAMILY (0100) | 5.01 AC
COMM AT NE COR OF SEC, RUN S 58.11 FT TO S R/W OF CR 252, W 200.44 FT FOR POB, CONT WEST 439.41 FT, S 499.06 FT, EAST 439.48 FT, N 494.30 FT TO POB &

BRANNON TERESA PAULINE
Owner: 5045 SW PINEMOUNT RD
LAKE CITY, FL 32024

Site: 5045 SW PINEMOUNT RD, LAKE CITY

Sales 2/14/2018 \$100 I (U)
8/6/2014 \$100 I (U)
Info 8/8/2010 \$68,000 I (U)

Mkt Lnd
Ag Lnd
Bldg
XFOB
Just

2024 Working Values

\$35,070	Appraised	\$178,763
\$0	Assessed	\$124,028
\$141,693	Exempt	\$50,000
\$2,000	Total	county:\$74,028 city:\$0
\$178,763	Taxable	other:\$0 school:\$99,028

NOTES:

Columbia County, FL



This information, updated: 2/1/2024, was derived from data which was compiled by the Columbia County Property Appraiser Office solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. No warranties, expressed or implied, are provided for the accuracy of the data herein, its use, or its interpretation. Although it is periodically updated, this information may not reflect the data currently on file in the Property Appraiser's office.

GrizzlyLogic.com

J. L. Cason
Dec. 2017

PREPARED BY & RETURN TO:

Name: **TERESA P. BRANNON**
Address: **5045 SW PINEMOUNT HWY, LAKE CITY,
FLORIDA 32024**

Parcel No.: 00336-014

Inst: 201812083344 Date: 02/19/2018 Time: 9:28AM
Page 1 of 1 B: 1353 P: 2353, P.DeWitt Cason, Clerk of Court
Columbia County, By: RD
Deputy Clerk/Doc Stamp-Deed: 0.70

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This **QUITCLAIM DEED**, made the 14 day of February, 2018, by **LYNDA R. CAULEY and
MELODIE B. TESSIER**, CONVEYING NON-HOMESTEAD PROPERTY hereinafter called the Grantors, to **TERESA
P. BRANNON**, whose post office address is **5045 SW PINEMOUNT HWY, LAKE CITY, FLORIDA 32024**, hereinafter
called the Grantee:

WITNESSETH: That the Grantors, for and in consideration of the sum of \$10.00 and other valuable consideration,
receipt whereof is hereby acknowledged, do hereby remise, release, convey and quitclaim unto the Grantee all the right, title,
interest, claim and demand which the Grantors have in and to that certain land situate in County of Columbia, State of
Florida, viz:

PARCEL 2:

**A PART OF THE NE 1/4 OF THE NE 1/4 OF SECTION 11, TOWNSHIP 4 SOUTH, RANGE 15 EAST, COLUMBIA
COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS:**

**COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 11 AND RUN THENCE S 00°41'00" E,
ALONG THE EAST LINE OF SAID SECTION 11, 58.11 FEET TO THE SOUTH RIGHT OF WAY OF COUNTY
ROAD 252; THENCE S 88°47'19" W, ALONG SAID SOUTH RIGHT OF WAY LINE, 639.85 FEET TO THE
POINT OF BEGINNING; THENCE CONTINUE S 88°47'19" W, STILL ALONG SAID SOUTH RIGHT OF WAY
LINE, 10.00 FEET; THENCE S 00°38'31" E, 610.32 FEET; THENCE S 88°47'19" W, 670.48 FEET TO THE EAST
MAINTAINED RIGHT OF WAY LINE OF SW GODBOLD AVENUE; THENCE S 00°23'48" E, ALONG SAID
EAST RIGHT OF WAY LINE, 223.18 FEET; THENCE N 88°10'02" E, 764.59 FEET; THENCE N 00°40'29" W,
327.02 FEET; THENCE S 88°10'04" W, 82.85 FEET; THENCE N 00°38'31" W, 499.06 FEET TO THE POINT OF
BEGINNING. CONTAINING 4.185 ACRES, MORE OR LESS.**

THE SOUTH 15 FOOT BEING SUBJECT TO A 30 FOOT INGRESS AND EGRESS EASEMENT.

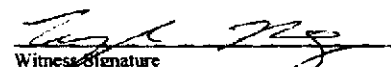
**THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH AND MAKES NO
WARRANTIES AGAINST SAME.**

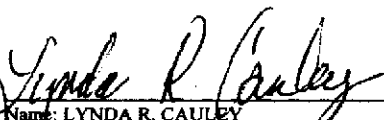
TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in anywise
appertaining.

SUBJECT TO TAXES FOR THE YEAR 2018 AND SUBSEQUENT YEARS, RESTRICTIONS,
RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY.

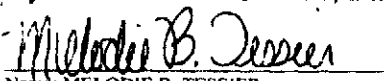
IN WITNESS WHEREOF, the said Grantors have signed and sealed these presents, the day and year first above
written.

Signed, sealed and delivered in the presence of:


Witness Signature
Printed Name: Tyler Rogers

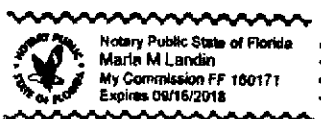

Name: LYNDA R. CAULEY L.S.
Address: 5011 SW PINEMOUNT HWY, LAKE CITY, FL 32024

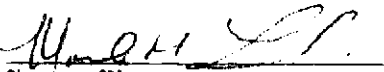

Witness Signature
Printed Name: Maria M. Landin


Name: MELODIE B. TESSIER L.S.
Address: 902 NE DUVALL STREET, LIVE OAK, FLORIDA
32064

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 14 day of February, 2018, by **LYNDA R.
CAULEY and MELODIE B. TESSIER**, who are personally known to me or who have produced
Driver's License as identification.




Signature of Notary
Printed Name: Maria M. Landin
My commission expires: 9/16/18