NW1/4 OF NE1/4 OF NW1/4 EX W 30 OF SW1/4 OF NE1/4 OF NW1/4.

BLACKWELL CONNIE S AKA CONNIE SUE BLACKWELL
4669 SW PINEMOUNT ROAD
LAKE CITY, FL 32024

2026

12-4S-15-00345-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

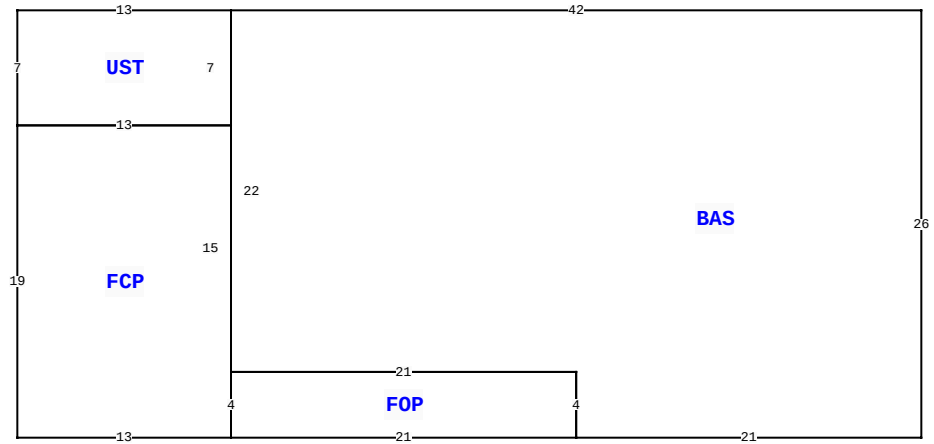
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	04	04
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	12415.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,008	100		1,008	50,332
FCP	247	25		62	3,096
FOP	84	30		25	1,248
UST	91	45		41	2,047
TOTALS	1,430			1,136	56,723

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,136	99.0706	110.96	126,051	1972	1972	0	0	20	35.00	45.00

1 SINGLE FAM 0% - 2024 Heated Area: 1008 HX Base Yr 2024



4667 SW PINEMOUNT RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		92,880
TOTAL MARKET OB/XF VALUE		4,800
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		113,560
SOH/AGL Deduction		0
ASSESSED VALUE		113,560
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		88,560
TOTAL JUST VALUE		187,680
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		187,680

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052288	Mobile Home		02/10/2025
000052224	Right-of-Way Acce		01/31/2025
000052226	Storage Building	15,703	01/31/2025
15514	M H	125	05/13/1999
12287	M H	125	03/17/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1498/1577	9/07/2023	WD	U	I	11	100
GRANTOR: BLACKWELL CONNIE SUE						
GRANTEE: BLACKWELL CONNIE S						
1202/0424	9/21/2010	QC	U	I	11	100
GRANTOR: MANUEL BRANNAN & THEL						
GRANTEE: CONNIE S BLACKWELL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W42 UST= W13 S7 E13 N7$S22 FCP= S4 W13 N19 E13 S15$ FOP= S4 E21 N4 W21$ E21 S4 E21 N26$.

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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	1997	1997	3	100	800	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	200	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	200	
4	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	100	
5	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	300	
6	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
7	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 4,800

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		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	9,000							
2	0200	C	MBL HM	100		A-1	0.00	0.00	0.50	AC		1.00	1.00	1.00	9,000.00	9,000.00	4,500							
3	6200	A	PASTURE 3	0		A-1	0.00	0.00	8.50	AC		1.00	1.00	1.00	280.00	280.00	2,380							
4	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	8.50	AC		1.00	1.00	1.00	9,000.00	9,000.00	76,500							

REVIEW DATE 02/06/2024 BY JB Total Acres: 10.00 Total Land Value: 15,880 Market: 76,500 Agricultural: 2,380 Common: 13,500 PRINTED 11/20/2025 BY SYS

NW1/4 OF NE1/4 OF NW1/4 EX W 30
OF SW1/4 OF NE1/4 OF NW1/4.

BLACKWELL CONNIE S AKA CONNIE SUE BLACKWELL
4669 SW PINEMOUNT ROAD
LAKE CITY, FL 32024

2026

12-4S-15-00345-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

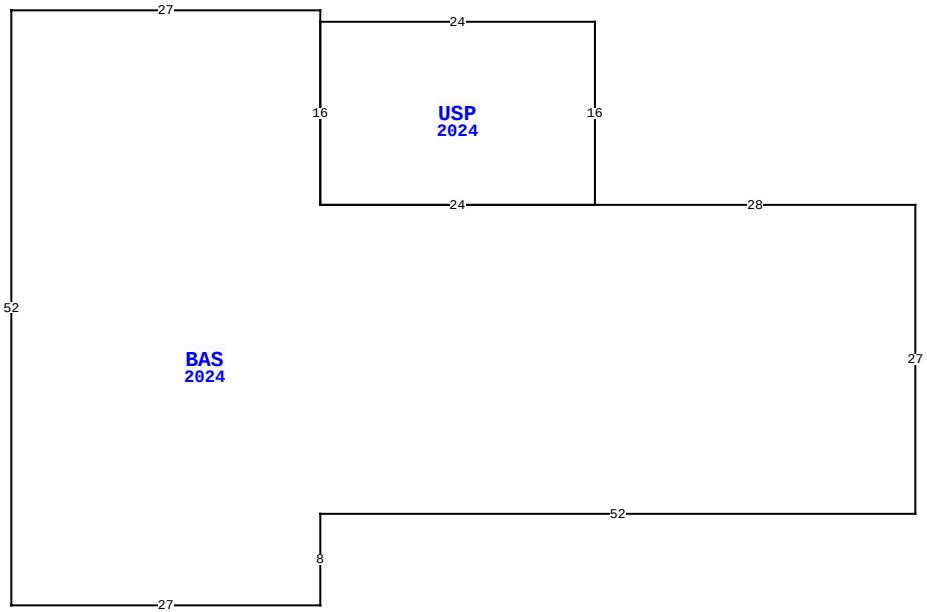
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	12415.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,808	100	2024	2,808	34,510
USP	384	35	2024	134	1,647
TOTALS	3,192			2,942	36,157

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0800	02	2,942	81.9360	49.16	144,629	1999	1999	0	0	15	60.00	25.00

2 MOBILE HME 100% - 2024 Heated Area: 2808 HX Base Yr 2024



4667 SW PINEMOUNT RD, LAKE CITY

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XF DATE		LAND DATE	04/07/2025 MLU
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NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		187,680

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
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GRANTOR: BLACKWELL CONNIE SUE						
GRANTEE: BLACKWELL CONNIE S						
1202/0424	9/21/2010	QC	U	I	11	100
GRANTOR: MANUEL BRANNAN & THEL						
GRANTEE: CONNIE S BLACKWELL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=60,10] S52 E27 N8 E52 N27 W28 W24 N16 N1 W27 $
USP=[YR=2024;ORIG=87,11] S16 E24 N16 W24 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 02/06/2024 BY JB Total Acres: 10.00 Total Land Value: 15,880 Market: 76,500 Agricultural: 2,380 Common: 13,500 PRINTED 11/20/2025 BY SYS