LOT 4 PINEMOUNT MEADOWS S/D.
AFD 1031-438, WD 1086-2518, WD 1

NOAR EARL ROGER/NOAR KATHLEEN FRANCES
375 SW BLANTON LN
LAKE CITY, FL 32024

2025

14-4S-15-00363-204

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

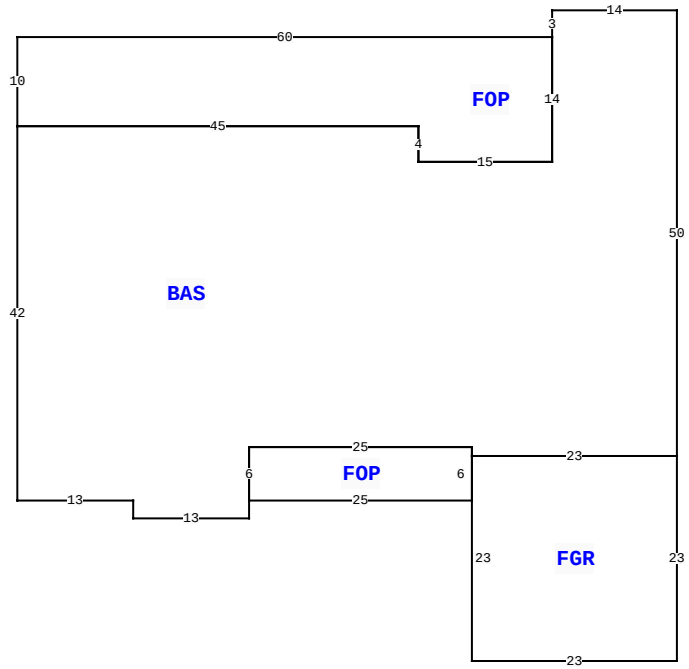
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 80
Exterior Wall	21	STONE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	02	02 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	14415.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,991	100		2,991	343,446
FGR	529	55		291	33,414
FOP	150	30		45	5,167
FOP	660	30		198	22,736
TOTALS	4,330			3,525	404,763

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,525	125.0865	135.09	476,192	2009	2009	0	0	0	15.00	85.00

1 SINGLE FAM – 100% - 2024 Heated Area: 2991 HX Base Yr 2024



375 SW BLANTON LN, 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		404,763
TOTAL MARKET OB/XF VALUE		65,000
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		519,763
SOH/AGL Deduction		2,013
ASSESSED VALUE		517,750
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		467,028
TOTAL JUST VALUE		519,763
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		503,158

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051201	Roof Replacement	30,109	10/22/2024
27331	SFR	1,166	09/10/2008
26784	GARAGE	725	02/20/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1506/2107	1/17/2024	LE	U	I	14	100
GRANTOR: NOAR EARL ROGER						
GRANTEE: NOAR EARL ROGER (EN						
1474/1375	7/02/2022	WD	Q	I	01	655,000
GRANTOR: VARGA MICHAEL						
GRANTEE: NOAR EARL ROGER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 S3 FOP= W60 S10 E45 S4 E15 N14$ S14 W15 N4 W45 S42 E13 S2 E13 N2 FOP= E25 N6 W25 S6$ N6 E25 S1 FGR= S23 E23 N23 W23$ E23 N50$.

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	0031	BARN,MT AE	0	100	50	100	5,000.00	UT	10.00	10.00	100	2008	2008	3	100	50,000	
2	0180	FPLC 1STRY	0	100	0	0	2.00	UT	2,000.00	2,000.00	100	2009	2009	3	100	4,000	
3	0166	CONC,PAVMT	0	100	0	0	500.00	UT	2.00	2.00	100	2009	2009	3	100	1,000	
4	0260	PAVEMENT-A	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	10,000	

LAND DESCRIPTION

TOTAL OB/XF 65,000

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	100		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 11/25/2024 BY JS Total Acres: 5.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 04/24/2025 BY SYS