

LOT 7 PINEMOUNT MEADOWS S/D.
WD 1020-943, DC 1301-636, WD 134

CONNER LEON/CONNER ELAINE
149 SW BLANTON LN
LAKE CITY, FL 32024

2026

14-4S-15-00363-207



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 80
Exterior Wall	21	STONE 20
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100

Quality	07 07
DOR CODE	0100
SINGLE FAMILY	

MAP NUM		MKT AREA	01
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NEIGHBORHOOD/LOC	14415.00	1.00/
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,099	100		3,099	335,360
FDG	936	60		562	60,817
FOP	776	30		233	25,215
FSP	721	40		288	31,166
FUS	616	100		616	66,661

TOTALS	6,148			4,798	519,217
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0031	BARN,MT AE	0 100	30	60	1,800.00	UT	12.00	12.00
2	0166	CONC,PAVMT	0 100	14	20	280.00	UT	2.50	2.50
3	0180	FPLC 1STRY	0 100	0	0	1.00	UT	2,000.00	2,000.00
4	0166	CONC,PAVMT	0 100	0	0	1,671.00	UT	3.00	3.00
5	0169	FENCE/WOOD	0 100	0	0	1.00	UT	850.00	850.00
6	0104	GENERATOR	0 100	0	0	1.00	UT	6,000.00	6,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		A-1	0.00	0.00	1.00

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	4,798	116.4130	130.38	625,563	2008	2008	0	0	0 17.00	83.00

1 SINGLE FAM 100% - 2022Heated Area: 3715HX Base Yr 2022

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

149 SW BLANTON LN, LAKE CITY

L N	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	30	60	1,800.00	UT	12.00	12.00	100	2006	2006	3	100	21,600	
2	0166	CONC,PAVMT	0 100	14	20	280.00	UT	2.50	2.50	100	2006	2006	3	100	700	
3	0180	FPLC 1STRY	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2008	2008	3	100	2,000	
4	0166	CONC,PAVMT	0 100	0	0	1,671.00	UT	3.00	3.00	100	2008	2008	3	100	5,013	
5	0169	FENCE/WOOD	0 100	0	0	1.00	UT	850.00	850.00	100	2025	2024		100	850	
6	0104	GENERATOR	0 100	0	0	1.00	UT	6,000.00	6,000.00	100	2025	2024		90	5,400	

TOTAL OB/XF										35,563						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
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