



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	12	HARDWOOD 80
Interior Floo	15	HARDTILE 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
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality 07 07

DOR CODE 0100 SINGLE FAMILY

MAP NUM MKT AREA 06

NEIGHBORHOOD/LOC 15416.030 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,559	100		2,559	286,230
FGR	624	55		343	38,365
FOP	82	30		25	2,796
FSP	280	40		112	12,528
PTO	308	5		15	1,678

TOTALS 3,853 3,054 341,596

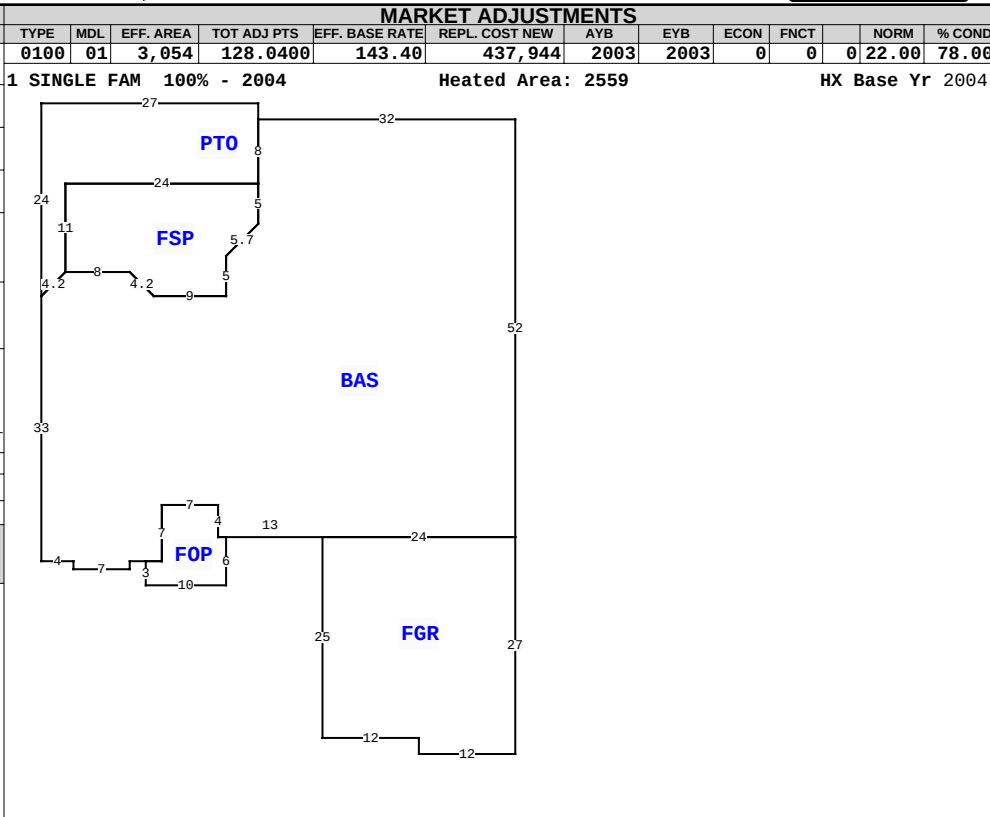
EXTRA FEATURES

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	0190	FPLC PF	0 100	0	0	1.00	UT	1,200.00	1,200.00	100	2003	2003	3	100	1,200	
2	0166	CONC, PAVMT	0 100	0	0	2,340.00	UT	2.00	2.00	100	2003	2003	3	100	4,680	

LAND DESCRIPTION

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	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							
2	0000	C	VAC RES	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 09/06/2024 BY KS



215 SW BLACKPINE TER, LAKE CITY

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

04/03/2025 MLU

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,054	128.0400	143.40	437,944	2003	2003	0	0	22.00	78.00

1 SINGLE FAM 100% - 2004

Heated Area: 2559

HX Base Yr 2004

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VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	341,596
TOTAL MARKET OB/XF VALUE	5,880
TOTAL LAND VALUE - MARKET	70,000
TOTAL MARKET VALUE	417,476
SOH/AGL Deduction	127,179
ASSESSED VALUE	290,297
TOTAL EXEMPTION VALUE	50,722
BASE TAXABLE VALUE	239,575
TOTAL JUST VALUE	417,476
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	421,856

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20628	SFR	413	04/22/2003

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1475/1246	8/13/2022	LE	U	I	14	100
GRANTOR: CAMP HELFIN V						
GRANTEE: CAMP HELFIN V (ENH						
1433/208	3/22/2021	WD	Q	V	04	27,500
GRANTOR: ROPER MICHAEL A						
GRANTEE: CAMP HEFLIN V						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W32 PTO= N2 W27 S24 R3 U3 N11 E24 N8\$ S8 FSP= W24 S11 E8 D3 R3 E9 N5 R4 U4 N5\$ S5 D4 L4 S5 W9 L3 U3 W8 D3 L3 S33 E4 S1 E7 N1 E2 FOP= S3 E10 N6 W1 N4 W7 S7 W2\$ E2 N7 E7 S4 E13 FGR= S25 E12 S2 E12 N27 W24\$ E24 N52\$.

TOTAL OB/XF 5,880