

LOT 4 BLOCK C FOREST COUNTRY 3RD
835-1344, DC, 1233-433, WD 1354-

KEITH CHARLES G II/KEITH SALENA
277 SW BLACKPINE TERR
LAKE CITY, FL 32024

2026

15-4S-16-03000-144



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 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	03	03 100
Kitchen Adjus	01	01 100

Quality	05	05
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	2,474	100		2,474	222,357
FGR	506	55		278	24,986
FOP	186	30		56	5,033
FSP	100	40		40	3,595
FST	380	55		209	18,784
TOTALS	3,646			3,057	274,756

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0190	FPLC PF	0	100	0	1.00	UT	1,200.00	1,200.00
2	0166	CONC, PAVMT	0	100	0	2,056.00	UT	1.50	1.50

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		RSF-1	0.00	0.00	1.00

1 SINGLE FAM 100% - 2019

Heated Area: 2474

HX Base Yr 2019

Floor plan diagram showing rooms FST, FSP, BAS, and FGR with dimensions. FST is 24x10, FSP is 10x10, BAS is 34x27, and FGR is 23x22. There is also a small FOP area at the bottom.

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

04/03/2025 MLU

277 SW BLACKPINE TER, LAKE CITY										04/08/2020		REC
										INC DATE		
										CARD DATE		
										AG DATE		
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES		
1.00	UT	1,200.00	1,200.00	100	1997	1997	3	100	1,200			
2,056.00	UT	1.50	1.50	100	1997	1997	3	100	3,084			

TOTAL OB/XF										4,284		
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL	
RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00		

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		274,756	
TOTAL MARKET OB/XF VALUE		4,284	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		314,040	
SOH/AGL Deduction		122,070	
ASSESSED VALUE		191,970	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		141,248	
TOTAL JUST VALUE		314,040	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		317,856	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
12221	SFR	335	03/04/1997

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1354/0502	2/23/2018	WD	Q	I	01
GRANTOR: LINDA C LEE					
GRANTEE: CHARLES G II & SALE					
0835/1344	2/21/1997	WD	Q	V	
GRANTOR: BLONDINA STEVENS					
GRANTEE: BILLY & LINDA LEE					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W40 S16 W27 S34 E14 S2 FOP= S6 E31 N6 W31\$ E31 N2 FGR= E22 N23 W22 S23\$ N23 E22 N27\$ PTR= N30 FST= N20 W24 S10 FSP= S10 E10 N10 W10\$ E10 S10 E14\$ S30\$.									