

LOT 1 BLOCK C FOREST COUNTRY
4TH ADDITION. ORB 861-1882,
972-449 & LIFE ESTATE 1214-

MCDONALD ROBERT G/MCDONALD JUDITH B
113 SW BLACKPINE TER
LAKE CITY, FL 32024

2026

15-4S-16-03000-231



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 60
Exterior Wall	31	VINYL SID 40
Roof Structur	08	IRREGULAR 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	2	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	06	06
DOR CODE	0100	SINGLE FAMILY

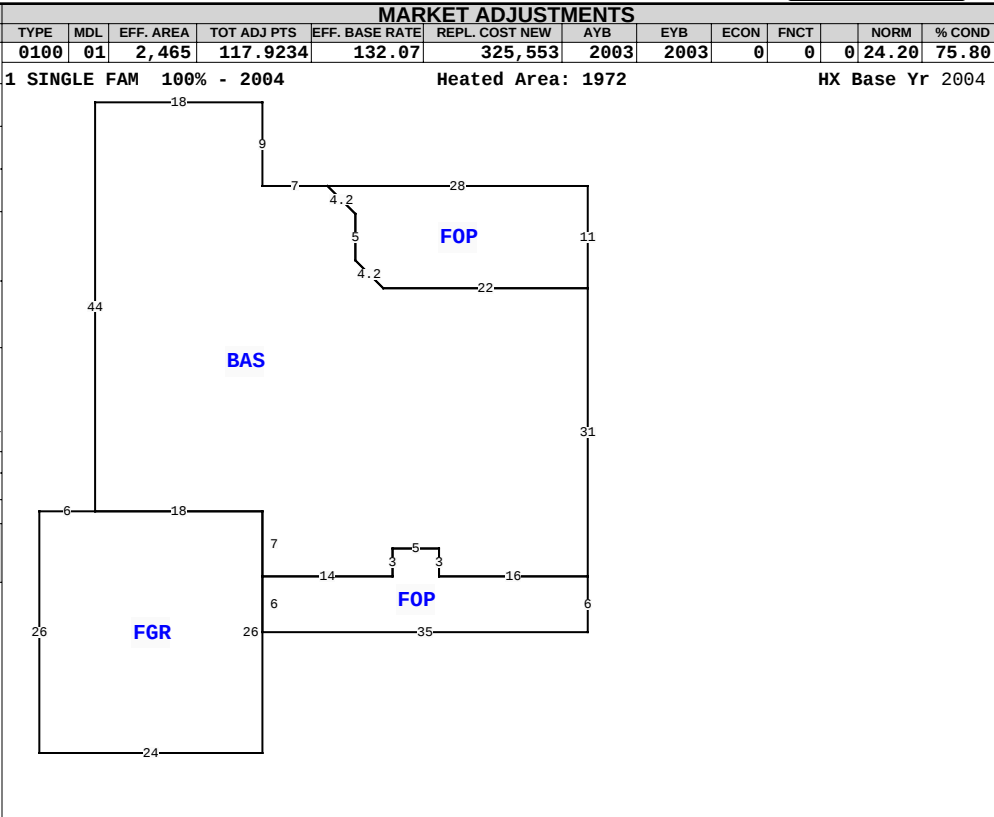
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	15416.040	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,972	100		1,972	197,415
FGR	624	55		343	34,337
FOP	225	30		68	6,808
FOP	275	30		82	8,209

TOTALS	3,096			2,465	246,769
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0166	CONC, PAVMT	0 100	0	0	2,000.00	UT	2.00	
2	0252	LEAN-TO W/	0 100	0	0	1.00	UT	0.00	
3	0294	SHED WOOD/	0 100	12	20	240.00	UT	14.00	

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		RSF-1	0.00	0.00	1.00



113 SW BLACKPINE TER, LAKE CITY	BLD DATE	LGL DATE	04/03/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0166	CONC, PAVMT	0 100	0	0	2,000.00	UT	2.00	
2	0252	LEAN-TO W/	0 100	0	0	1.00	UT	0.00	
3	0294	SHED WOOD/	0 100	12	20	240.00	UT	14.00	

COLUMBIA COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		246,769	
TOTAL MARKET OB/XF VALUE		7,560	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		289,329	
SOH/AGL Deduction		85,968	
ASSESSED VALUE		203,361	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		152,639	
TOTAL JUST VALUE		289,329	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		292,910	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050044	Roof Replacement	17,720	06/05/2024
20597	SFR	349	04/10/2003

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1214/1752	5/13/2011	LE	U	I	30
GRANTOR: ROBERT G & JUDITH B M					SALE PRICE
GRANTEE: ROBERT G MCDONALD J					1,000
GRANTOR: ROBERT G & JUDITH B					
GRANTEE: ROBERT G MCDONALD J					
0972/0449	1/10/2003	WD	Q	V	
GRANTOR: VIRLYN B JR & EVELYN					22,900
GRANTEE: ROBERT G & JUDITH B					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W7 N9 W18 S44 FGR= W6 S26 E24 N26 W18\$ E18 S7 FOP= S6 E35 N6 W16 N3 W5 S3 W14\$ E14 N3 E5 S3 E16 N31 FOP= N11 W28 D3 R3 S5 D3 R3 E22\$ W22 L3 U3 N5 L3 U3 \$.									