LOT 17 FOREST COUNTRY 6TH ADDITI
WD 1338-610, WD 1437-1411,

JONES TERRY S/JONES DENNA E
372 SW BLACKPINE TER
LAKE CITY, FL 32024

2026

22-4S-16-03087-117

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

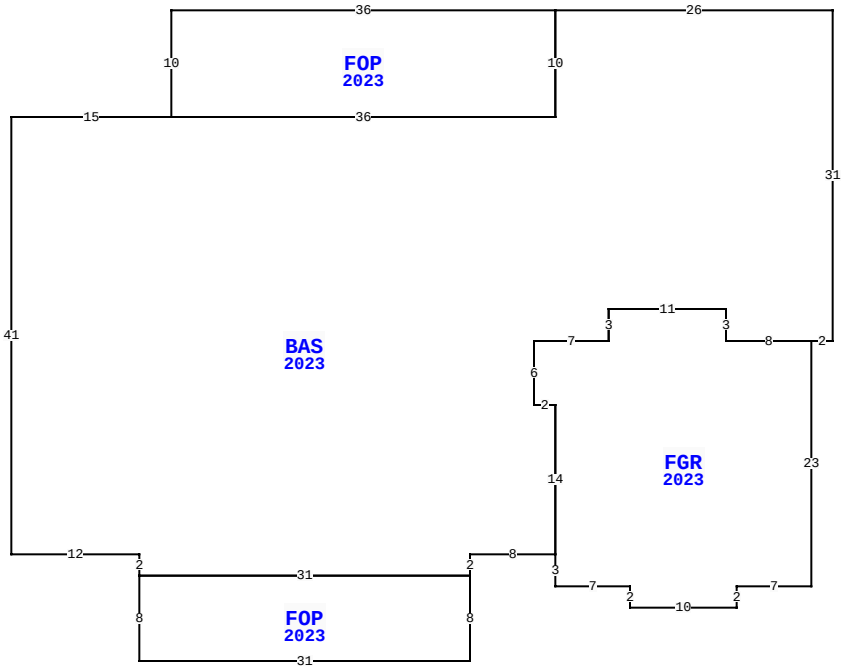
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	1.	1. 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	22416.040	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,914	100	2023	2,914	381,702
FGR	617	55	2023	339	44,406
FOP	248	30	2023	74	9,693
FOP	360	30	2023	108	14,146
TOTALS	4,139			3,435	449,946

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,435	120.5710	135.04	463,862	2022	2022	0	0	0	3.00	97.00

1 SINGLE FAM 100% - 2023 Heated Area: 2914 HX Base Yr 2023



372 SW BLACKPINE TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		449,946
TOTAL MARKET OB/XF VALUE		2,130
TOTAL LAND VALUE - MARKET		26,500
TOTAL MARKET VALUE		478,576
SOH/AGL Deduction		113,236
ASSESSED VALUE		365,340
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		314,618
TOTAL JUST VALUE		478,576
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		483,215

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051637	Storage Building	10,000	11/25/2024
000042282	New Residential C	430,000	10/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1437/1411	5/11/2021	WD	Q	V	01	31,000
GRANTOR: ALEX & BLONDINA STEVE						
GRANTEE: JONES TERRY S						
1338/0610	5/17/2017	WD	U	V	11	0
GRANTOR: ALEX H STEVENS JR ETA						
GRANTEE: ALEX & BLONDINA STE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=40,10] S41 E12 S2 E31 N2 E8 N14 W2 N6 E7 N3 E11 S3 E8 E2 N31 W26 S10 W36 W15 $
FOP=[YR=2023;ORIG=55,0] E36 S10 W36 N10 $
FOP=[YR=2023;ORIG=52,53] E31 S8 W31 N8 $
FGR=[YR=2023;ORIG=89,31] S6 E2 S14 S3 E7 S2 E10 N2 E7 N23 W8 N3 W11 S3 W7 $
.

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	0166	CONC,PAVMT	0	100	0	0	710.00	UT	3.00	3.00	100	2023	2022		100	2,130	

LAND DESCRIPTION

TOTAL OB/XF 2,130

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	0000	C	VAC RES	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	26,500.00	26,500.00	26,500							

REVIEW DATE 01/23/2025 BY JB Total Acres: 0.70 Total Land Value: 26,500 Market: 0 Agricultural: 0 Common: 26,500 PRINTED 09/30/2025 BY SYS