NW1/4 OF NE1/4 OF NW1/4 EX W 30
OF SW1/4 OF NE1/4 OF NW1/4.

BLACKWELL CONNIE S AKA CONNIE SUE BLACKWELL
4669 SW PINEMOUNT ROAD
LAKE CITY, FL 32024

2027

12-4S-15-00345-000

BUILDING CHARACTERISTICS

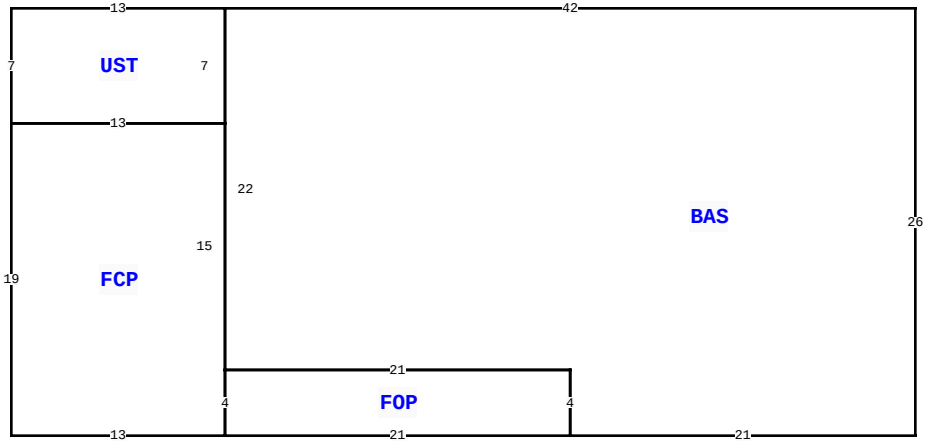
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	04	04
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	12415.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,008	100		1,008	49,433
FCP	247	25		62	3,041
FOP	84	30		25	1,226
UST	91	45		41	2,011
TOTALS	1,430			1,136	55,710

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,136	99.0706	108.98	123,801	1972	1972	0	0	20	35.00	45.00

1 SINGLE FAM 100% - 2024 Heated Area: 1008 HX Base Yr 2024



4667 SW PINEMOUNT RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/04/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	55,710
TOTAL MARKET OB/XF VALUE	11,800
TOTAL LAND VALUE - MARKET	95,750
TOTAL MARKET VALUE	84,890
SOH/AGL Deduction	0
ASSESSED VALUE	84,890
TOTAL EXEMPTION VALUE	HX HB 50,390
BASE TAXABLE VALUE	34,500
TOTAL JUST VALUE	163,260
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	164,273

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052288	Mobile Home		02/10/2025
000052224	Right-of-Way Acce		01/31/2025
000052226	Storage Building	15,703	01/31/2025
15514	M H	125	05/13/1999
12287	M H	125	03/17/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1498/1577	9/07/2023	WD	U	I	11	100
GRANTOR: BLACKWELL CONNIE SUE						
GRANTEE: BLACKWELL CONNIE S						
1202/0424	9/21/2010	QC	U	I	11	100
GRANTOR: MANUEL BRANNAN & THEL						
GRANTEE: CONNIE S BLACKWELL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W42 UST= W13 S7 E13 N7$S22 FCP= S4 W13 N19 E13 S15$ FOP= S4 E21 N4 W21$ E21 S4 E21 N26$.

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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	1997	1997	3	100	800	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	200	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	200	
4	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	100	
5	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	300	
6	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
7	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	200	
8	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100	2026	2025		100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 11,800

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	0100	C	SFR	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	9,500							
2	0200	C	MBL HM	100		A-1	0.00	0.00	0.50	AC		1.00	1.00	1.00	11,000.00	11,000.00	5,500							
3	6200	A	PASTURE 3	0		A-1	0.00	0.00	8.50	AC		1.00	1.00	1.00	280.00	280.00	2,380							
4	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	8.50	AC		1.00	1.00	1.00	9,500.00	9,500.00	80,750							

REVIEW DATE 01/26/2026 BY JB Total Acres: 10.00 Total Land Value: 17,380 Market: 80,750 Agricultural: 2,380 Common: 15,000 PRINTED 11/17/2026 BY SYS