LOT 4 PINEMOUNT MEADOWS S/D.

AFD 1031-438, WD 1086-2518, WD 1

NOAR EARL ROGER/NOAR KATHLEEN FRANCES
375 SW BLANTON LN
LAKE CITY, FL 32024

**2027**

**14-4S-15-00363-204**

## BUILDING CHARACTERISTICS

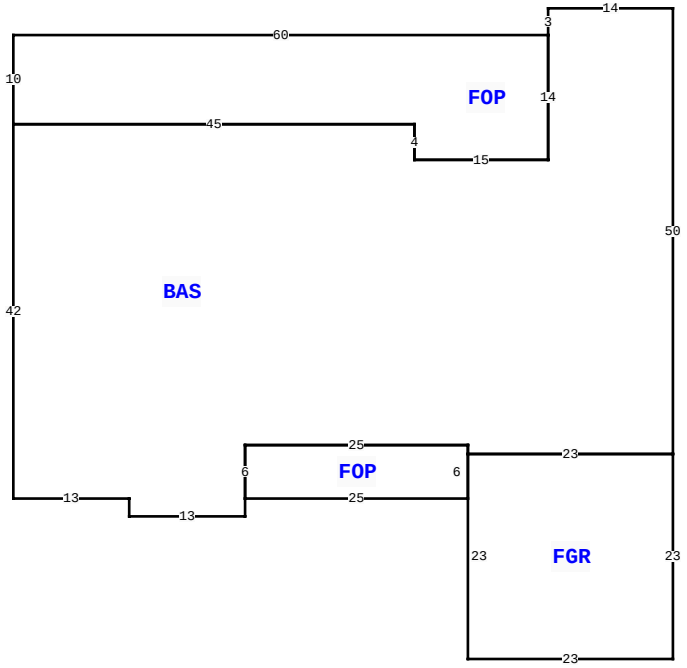
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 32 | HARDIE BRD 80 |
| Exterior Wall | 21 | STONE 20 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 15 | HARDTILE 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 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 | 02 | 02 100 |
| Quality | 07 | 07 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 01 |
| NEIGHBORHOOD/LOC | 14415.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,991 | 100 | | 2,991 | 345,712 |
| FGR | 529 | 55 | | 291 | 33,635 |
| FOP | 150 | 30 | | 45 | 5,201 |
| FOP | 660 | 30 | | 198 | 22,886 |
| TOTALS | 4,330 | | | 3,525 | 407,434 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 3,525 | 125.0865 | 137.60 | 485,040 | 2009 | 2009 | 0 | 0 | 0 | 16.00 | 84.00 |

1 SINGLE FAM 100% - 2024 Heated Area: 2991 HX Base Yr 2024




375 SW BLANTON LN, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | 04/22/2026 MLU |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 407,434 |
| TOTAL MARKET OB/XF VALUE | 65,000 |
| TOTAL LAND VALUE - MARKET | 55,000 |
| TOTAL MARKET VALUE | 527,434 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 527,434 |
| TOTAL EXEMPTION VALUE | HX HB 51,411 |
| BASE TAXABLE VALUE | 476,023 |
| TOTAL JUST VALUE | 527,434 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 534,836 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000051201 | Roof Replacement | 30,109 | 10/22/2024 |
| 27331 | SFR | 1,166 | 09/10/2008 |
| 26784 | GARAGE | 725 | 02/20/2008 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1506/2107 | 1/17/2024 | LE | U | I | 14 | 100 |
| GRANTOR: NOAR EARL ROGER | | | | | | |
| GRANTEE: NOAR EARL ROGER (EN | | | | | | |
| 1474/1375 | 7/02/2022 | WD | Q | I | 01 | 655,000 |
| GRANTOR: VARGA MICHAEL | | | | | | |
| GRANTEE: NOAR EARL ROGER | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W14 S3 FOP= W60 S10 E45 S4 E15 N14$ S14 W15 N4 W45 S42 E13 S2 E13 N2 FOP= E25 N6 W25 S6$ N6 E25 S1 FGR= S23 E23 N23 W23$ E23 N50$.

## 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 | 0031 | BARN,MT AE | 0 | 100 | 50 | 100 | 5,000.00 | UT | 10.00 | 10.00 | 100 | 2008 | 2008 | 3 | 100 | 50,000 | |
| 2 | 0180 | FPLC 1STRY | 0 | 100 | 0 | 0 | 2.00 | UT | 2,000.00 | 2,000.00 | 100 | 2009 | 2009 | 3 | 100 | 4,000 | |
| 3 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 0 | 500.00 | UT | 2.00 | 2.00 | 100 | 2009 | 2009 | 3 | 100 | 1,000 | |
| 4 | 0260 | PAVEMENT-A | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2015 | 2015 | 3 | 100 | 10,000 | |

## LAND DESCRIPTION

TOTAL OB/XF 65,000

| 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 | 100 | | A-1 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 55,000.00 | 55,000.00 | 55,000 | | | | | | | |

REVIEW DATE 11/25/2024 BY JS Total Acres: 5.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 11/17/2026 BY SYS