LOT 7 PINEMOUNT MEADOWS S/D.

WD 1020-943, DC 1301-636, WD 134

CONNER LEON/CONNER ELAINE
149 SW BLANTON LN
LAKE CITY, FL 32024

2027

14-4S-15-00363-207

BUILDING CHARACTERISTICS

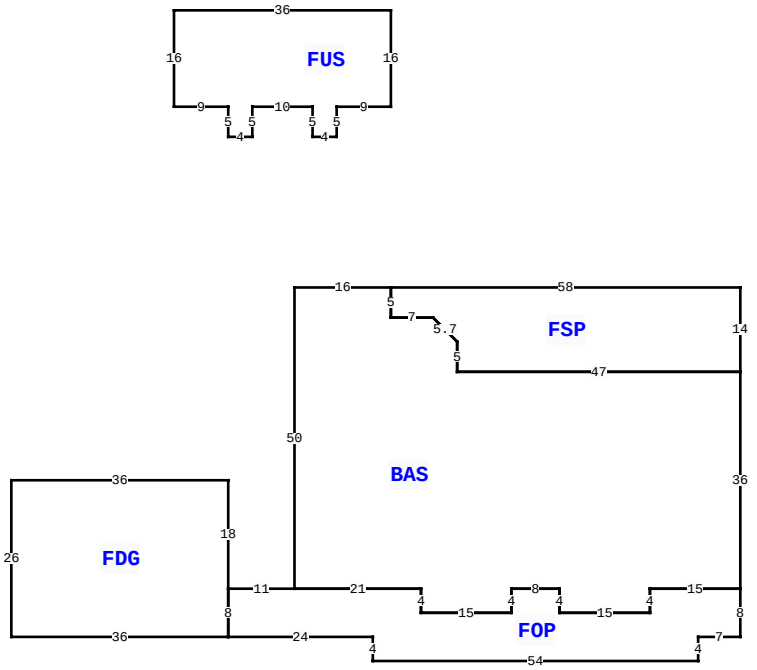
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 80
Exterior Wall	21	STONE 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
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	3,099	100		3,099	329,366
FDG	936	60		562	59,730
FOP	776	30		233	24,764
FSP	721	40		288	30,609
FUS	616	100		616	65,470
TOTALS	6,148			4,798	509,939

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,798	116.4130	128.05	614,384	2008	2008	0	0	0	17.00	83.00

1 SINGLE FAM 100% - 2022 Heated Area: 3715 HX Base Yr 2022



149 SW BLANTON LN, LAKE CITY

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

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	30	60	1,800.00	UT	12.00	12.00	100	2006	2006	3	100	21,600	
2	0166	CONC,PAVMT	0	100	14	20	280.00	UT	2.50	2.50	100	2006	2006	3	100	700	
3	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2008	2008	3	100	2,000	
4	0166	CONC,PAVMT	0	100	0	0	1,671.00	UT	3.00	3.00	100	2008	2008	3	100	5,013	
5	0169	FENCE/WOOD	0	100	0	0	1.00	UT	850.00	850.00	100	2025	2024		100	850	
6	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2025	2024		90	5,400	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		509,939
TOTAL MARKET OB/XF VALUE		35,563
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		600,502
SOH/AGL Deduction		130,543
ASSESSED VALUE		469,959
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		418,548
TOTAL JUST VALUE		600,502
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		609,780

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050352	Roof Replacement	38,395	07/15/2024
26299	SFR	1,046	09/28/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1430/2370	1/19/2021	WD	Q	I	01	490,000
GRANTOR: SCHEFFLER DEAN A						
GRANTEE: CONNER LEON						
1341/1571	7/21/2017	WD	Q	I	01	390,000
GRANTOR: BARBARA A FULTON						
GRANTEE: DEAN A & MELODEE R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W16 S50 E21 S4 E15 N4 E8 S4 E15 N4 E15 N36 W47 N5 U4L4 W7 N5 $
FDG=[ORIG=-27,50] N18 W36 S26 E36 N8 $
FOP=[ORIG=-16,50] W11 S8 E24 S4 E54 N4 E7 N8 W15 S4 W15 N4 W8 S4 W15 N4 W21 $
FSP=[ORIG=58,14] N14 W58 S5 E7 D4R4 S5 E47 $
FUS=[ORIG=0,-30] N16 W36 S16 E9 S5 E4 N5 E10 S5 E4 N5 E9 $
.

LAND DESCRIPTION

TOTAL OB/XF 35,563

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 01/06/2025 BY JS Total Acres: 5.09 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 11/17/2026 BY SYS