LOT 15 PINEMOUNT MEADOWS S/D.
AG 1030-1132, WD 1104-1921,1922,

GONZALEZ GRISEL/NOVO OSCAR GONZALEZ
570 SW BLANTON LANE
LAKE CITY, FL 32024

2026

14-4S-15-00363-215

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

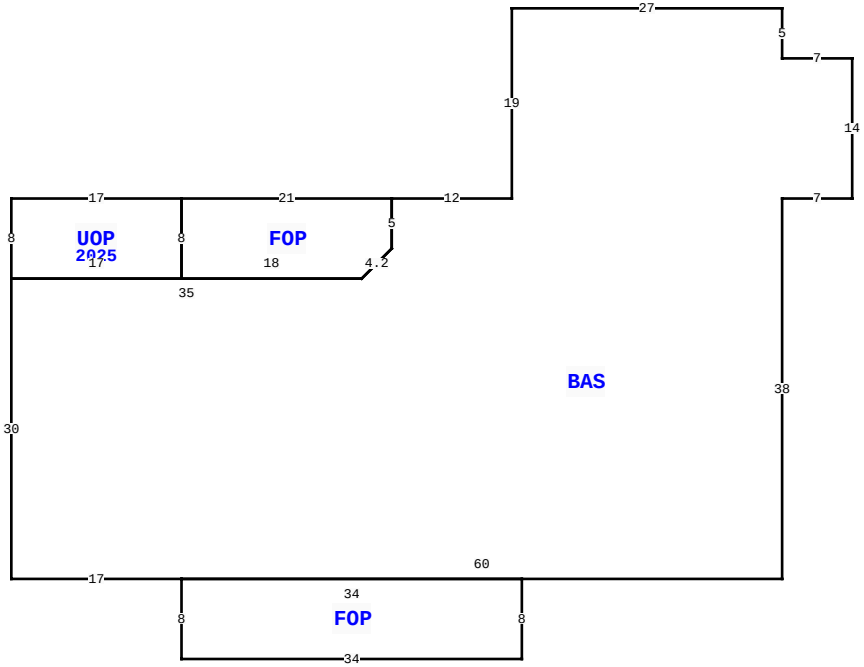
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	07	07
DOR CODE	5000	IMPROVED AG
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	3,238	100		3,238	369,147
FOP	164	30		49	5,586
FOP	272	30		82	9,348
UOP	136	20	2025	27	3,078
TOTALS	3,810			3,396	387,160

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,396	121.9581	139.03	472,146	2007	2007	0	0	0	18.00	82.00

1 SINGLE FAM 100% - 2026 Heated Area: 3238 HX Base Yr 2026



570 SW BLANTON LN, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		387,160
TOTAL MARKET OB/XF VALUE		16,924
TOTAL LAND VALUE - MARKET		57,000
TOTAL MARKET VALUE		428,924
SOH/AGL Deduction		0
ASSESSED VALUE		428,924
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		377,513
TOTAL JUST VALUE		461,084
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		456,928

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25379	SFR	776	01/08/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1536/1143	3/24/2025	QC	U	I	11	100
GRANTOR: GONZALEZ GRISEL						
GRANTEE: GONZALEZ GRISEL						
1426/2311	12/21/2020	WD	Q	I	01	349,900
GRANTOR: COLEMAN JEANNE M						
GRANTEE: GONZALEZ GRISEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W7 N5 W27 S19 W12 S5 D3L3 W35 S30 E17 E60 N38 E7 N14 $
FOP=[ORIG=-67,52] S8 E34 N8 W34 $
FOP=[ORIG=-46,14] W21 S8 E18 U3R3 N5 $
UOP=[YR=2025;ORIG=-84,14] E17 S8 W17 N8 $
.

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	14	44	616.00	UT	14.00	14.00	100	2007	2007	3	100	8,624	
2	0031	BARN,MT AE	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	3,600	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	200	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2025	2024		100	1,500	
5	0070	CARPORT UF	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2025	2024		100	1,500	
6	0070	CARPORT UF	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2025	2024		100	1,500	

LAND DESCRIPTION

TOTAL OB/XF 16,924

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	2.00	AC		1.00	1.00	1.00	12,000.00	12,000.00	24,000							
2	6200	A	PASTURE 3	0					3.00	AC		1.00	1.00	1.00	280.00	280.00	840							
3	9910	M	MKT.VAL.AG	0					3.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	33,000							

REVIEW DATE 07/30/2024 BY JB Total Acres: 5.00 Total Land Value: 24,840 Market: 33,000 Agricultural: 840 Common: 24,000 PRINTED 05/08/2026 BY SYS