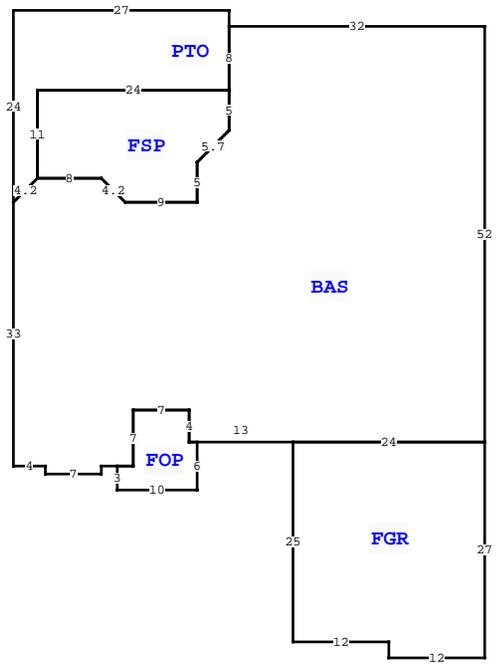




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	12	HARDWOOD	80
Interior Floo	15	HARDTILE	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories	1.1	1.100	
Architectual	05	CONV	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	15416.030	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,559	100	
FGR	624	55	
FOP	82	30	
FSP	280	40	
PTO	308	5	
TOTALS	3,853		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2004								
				Heated Area: 2559			HX Base Yr 2004				



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		347,718	
TOTAL MARKET OB/XF VALUE		5,880	
TOTAL LAND VALUE - MARKET		70,000	
TOTAL MARKET VALUE		423,598	
SOH/AGL Deduction		134,053	
ASSESSED VALUE		289,545	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		238,134	
TOTAL JUST VALUE		423,598	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		421,856	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20628	SFR	413	04/22/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1475/1246	8/13/2022	LE	U	I	14	100
GRANTOR: CAMP HELFIN V						
GRANTEE: CAMP HELFIN V (ENH						
1433/208	3/22/2021	WD	Q	V	04	27,500
GRANTOR: ROPER MICHAEL A						
GRANTEE: CAMP HEFLIN V						

EXTRA FEATURES		215 SW BLACKPINE TER, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	ADJ UNIT PRICE
1	0190	FPLC PF	1,200.00
2	0166	CONC, PAVMT	2,000.00

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
			04/03/2025		MLU

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W32 PTO= N2 W27 S24 R3 U3 N11 E24 N8\$ S8 FSP= W24 S11 E8 D3 R3 E9 N5 R4 U4 N5\$ S5 D4 L4 S5 W9 L3 U3 W8 D3 L3 S33 E4 S1 E7 N1 E2 FOP= S3 E10 N6 W1 N4 W7 S7 W2\$ E2 N7 E7 S4 E13 FGR= S25 E12 S2 E12 N27 W24\$ E24 N52\$.	

LAND DESCRIPTION		TOTAL OB/XF																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							
2	0000	C	VAC RES	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							