LOTS 1 & 2 BLOCK C FOREST COUNTR
836-2192, 909-1167, 954-212, 974

CAMP HEFLIN V/CAMP JANICE C
215 SW BLACKPINE TER
LAKE CITY, FL 32024

2027

15-4S-16-03000-142

BUILDING CHARACTERISTICS

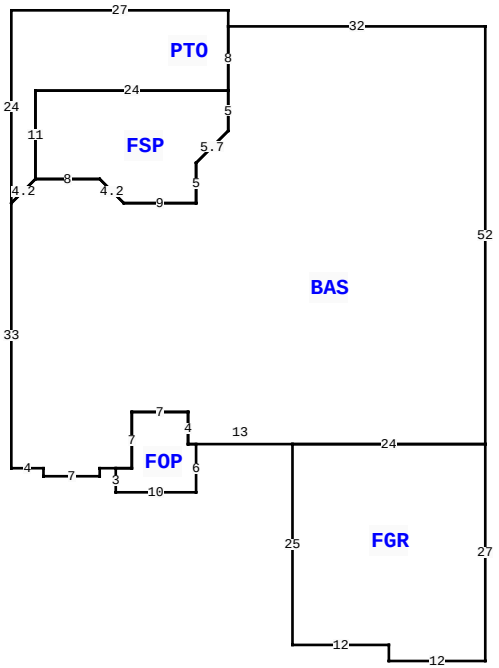
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,559	100		2,559	281,120
FGR	624	55		343	37,680
FOP	82	30		25	2,746
FSP	280	40		112	12,304
PTO	308	5		15	1,648
TOTALS	3,853			3,054	335,498

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,054	128.0400	140.84	430,125	2003	2003	0	0	0	22.00	78.00

1 SINGLE FAM 100% - 2004 Heated Area: 2559 HX Base Yr 2004



215 SW BLACKPINE TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2003	2003	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	2,340.00	UT	2.00	2.00	100	2003	2003	3	100	4,680	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		335,498
TOTAL MARKET OB/XF VALUE		5,880
TOTAL LAND VALUE - MARKET		70,000
TOTAL MARKET VALUE		411,378
SOH/AGL Deduction		111,323
ASSESSED VALUE		300,055
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		248,644
TOTAL JUST VALUE		411,378
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		417,476

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						

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 5,880

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		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							

REVIEW DATE 09/06/2024 BY KS Total Acres: 1.46 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 11/17/2026 BY SYS