LOT 3 BLK C FOREST COUNTRY 3RD A

826-2311, 849-489, LE 1284-1156,

HAYES RICHARD D
247 SW BLACK PINES TER
LAKE CITY, FL 32024

2026

15-4S-16-03000-143

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

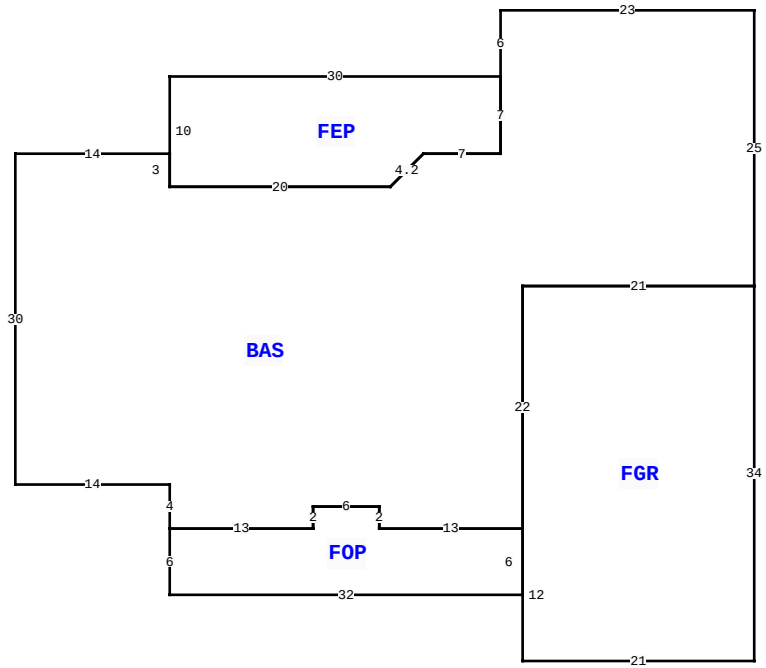
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
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	1,983	100		1,983	195,561
FEP	275	80		220	21,696
FGR	714	55		393	38,757
FOP	204	30		61	6,015
TOTALS	3,176			2,657	262,031

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,657	117.9360	134.45	357,234	1999	1999	0	0	0	26.65	73.35

1 SINGLE FAM 100% - 2018 Heated Area: 1983 HX Base Yr 2018



247 SW BLACKPINE TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		262,031
TOTAL MARKET OB/XF VALUE		16,695
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		313,726
SOH/AGL Deduction		119,572
ASSESSED VALUE		194,154
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		142,743
TOTAL JUST VALUE		313,726
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		312,706

PERMIT NUM	DESCRIPTION	AMT	ISSUED
36909	GARAGE	326	06/28/2018
15021	SFR	320	02/02/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1347/2482	11/13/2017	WD	Q	I	01	217,000
GRANTOR: GEORGE F MARTIN SR						
GRANTEE: RICHARD D HAYES						
1344/1054	9/06/2017	LE	U	I	14	100
GRANTOR: GEORGE F MARTIN SR (L						
GRANTEE: MAUREEN A MARTIN (R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W23 S6 FEP= W30 S10 E20 R3 U3 E7 N7$ S7 W7 D3 L3 W20 N3 W14 S30 E14 S4 FOP= S6 E32 N6 W13 N2 W6 S2 W13$ E13 N2 E6 S2 E13 FGR= S12 E21 N34 W21 S22$ N22 E21 N25$.

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	0166	CONC,PAVMT	0	100	0	0	1,738.00	UT	1.50	1.50	100	1999	1999	3	100	2,607	
2	0294	SHED WOOD/	0	100	8	10	80.00	UT	7.50	7.50	100	1993	1993	3	100	600	
3	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1999	1999	3	100	1,200	
4	0210	GARAGE U	0	100	24	32	768.00	UT	16.00	16.00	100	2018	2018	3	100	12,288	

LAND DESCRIPTION

TOTAL OB/XF 16,695

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							

REVIEW DATE 09/10/2024 BY KS Total Acres: 0.73 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 05/12/2026 BY SYS