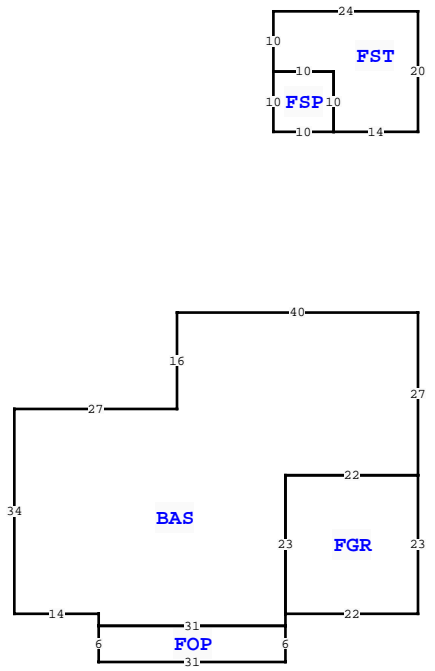


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	15	HARDTILE	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectural Units	05	CONV	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
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	2,474	100	
FGR	506	55	
FOP	186	30	
FSP	100	40	
FST	380	55	
TOTALS	3,646		

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%	- 2019	124.83	381,605	1997	1997	0	0	28.00	72.00	
Heated Area: 2474 HX Base Yr 2019												



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			274,756
TOTAL MARKET OB/XF VALUE			4,284
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			314,040
SOH/AGL Deduction			122,629
ASSESSED VALUE			191,411
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			140,000
TOTAL JUST VALUE			314,040
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			317,856

PERMIT NUM	DESCRIPTION	AMT	ISSUED
12221	SFR	335	03/04/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1354/0502	2/23/2018	WD	Q	I	01	220,000
GRANTOR: LINDA C LEE						
GRANTEE: CHARLES G II & SALE						
0835/1344	2/21/1997	WD	Q	V		18,000
GRANTOR: BLONDINA STEVENS						
GRANTEE: BILLY & LINDA LEE						

EXTRA FEATURES		277 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	1.50

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

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS= W40 S16 W27 S34 E14 S2 FOP= S6 E31 N6 W31\$ E31 N2 FGR= E22 N23 W22 S23\$ N23 E22 N27\$ PTR= N30 FST= N20 W24 S10 FSP= S10 E10 N10 W10\$ E10 S10 E14\$ S30\$.												

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	DPHT 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								