LOT 4 BLOCK C FOREST COUNTRY 3RD

835-1344, DC, 1233-433, WD 1354-

KEITH CHARLES G II/KEITH SALENA
277 SW BLACKPINE TERR
LAKE CITY, FL 32024

2027

15-4S-16-03000-144

BUILDING CHARACTERISTICS

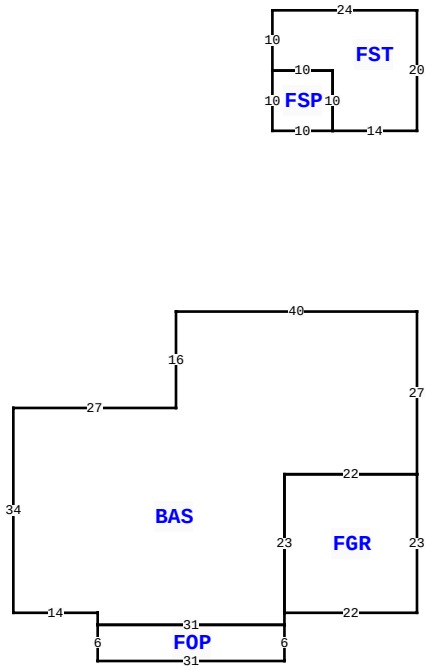
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,474	100		2,474	218,385
FGR	506	55		278	24,540
FOP	186	30		56	4,944
FSP	100	40		40	3,531
FST	380	55		209	18,449
TOTALS	3,646			3,057	269,847

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,057	111.4530	122.60	374,788	1997	1997	0	0	0	28.00	72.00

1 SINGLE FAM 100% - 2019 Heated Area: 2474 HX Base Yr 2019



277 SW BLACKPINE TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 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	1997	1997	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	2,056.00	UT	1.50	1.50	100	1997	1997	3	100	3,084	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	269,847
TOTAL MARKET OB/XF VALUE	4,284
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	309,131
SOH/AGL Deduction	111,978
ASSESSED VALUE	197,153
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	145,742
TOTAL JUST VALUE	309,131
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	314,040

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						

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 4,284

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 11/17/2026 BY SYS