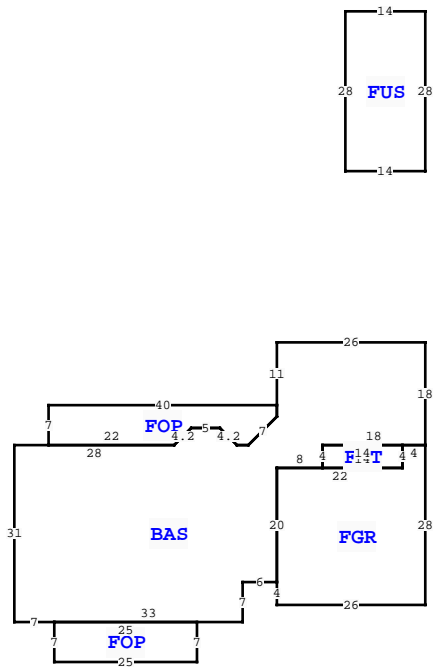


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	31 VINYL SID 80
Exterior Wall	19 COMMON BRK 20
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 90
Interior Floor	15 HARDTILE 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	01 NONE 100
Stories	1.5 1.5 100
Architectural	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/

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,821	114.8364	128.62	362,837	1997	1997	0	0	33.60	66.40

1 SINGLE FAM 100% - 1998 Heated Area: 2313 HX Base Yr 1998



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			240,924
TOTAL MARKET OB/XF VALUE			2,496
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			278,420
SOH/AGL Deduction			88,204
ASSESSED VALUE			190,216
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			138,805
TOTAL JUST VALUE			278,420
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			282,774

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,921	100		1,921	164,060
FGR	640	55		352	30,062
FOP	175	30		52	4,441
FOP	244	30		73	6,234
FST	56	55		31	2,647
FUS	392	100		392	33,478
TOTALS	3,428			2,821	240,924

307 SW BLACKPINE TER, LAKE CITY

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

PERMIT NUM	DESCRIPTION	AMT	ISSUED
12720	SFR	375	07/01/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0830/2514	11/15/1996	WD	Q	I		20,000
GRANTOR: BLONDINA STEVENS						
GRANTEE: LAWRENCE H & JENNIF						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W26 S11 FOP= W40 S7 E22 U3 R3 E5 R3 D3 E2 R5 U5 N2\$ S2 D5 L5 W2 U3 L3 W5 L3 D3 W28 S31 E7 FOP= S7 E25N7 W25\$ E33 N7 E6 FGR= S4 E26N28 W4 S4 W22 S20\$ N20 E8 FST= E14 N4 W14 S4\$ N4 E18 N18\$ PTR= N30 FUS= N28 W14 S28 E14\$ S30\$.	

L N	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	1,664.00	UT	1.50	1.50	100	1997	1997	3	100	2,496	

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							