LOT 6 BLOCK C FOREST COUNTRY 3RD
829-2129, WD 1243-2167

ROSSBROUGH FORREST W/ROSSBROUGH MARILYN K
339 SW BLACK PINE TER
LAKE CITY, FL 32024

2027

15-4S-16-03000-146

BUILDING CHARACTERISTICS

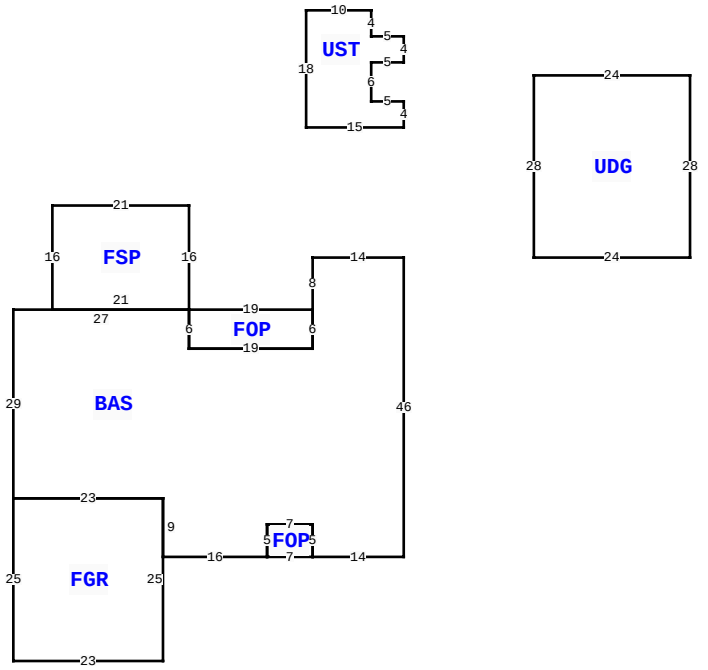
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2,036	100		2,036	206,817
FGR	575	55		316	32,099
FOP	35	30		10	1,016
FOP	114	30		34	3,454
FSP	336	40		134	13,612
UDG	672	55		370	37,585
UST	220	45		99	10,057
TOTALS	3,988			2,999	304,639

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,999	123.1318	135.44	406,185	2000	2000	0	0	0	25.00	75.00

1 SINGLE FAM 100% - 2001 Heated Area: 2036 HX Base Yr 2001



339 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	0166	CONC,PAVMT	0	100	0	0	1,100.00	UT	1.50	1.50	100	1999	1999	3	100	1,650	
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2000	2000	3	100	2,000	
3	0120	CLFENCE 4	0	100	0	0	350.00	UT	4.50	4.50	75	1993	1993	3	75	1,181	
4	0070	CARPORT UF	0	100	30	11	330.00	UT	2.50	2.50	100	2007	2007	3	100	825	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,200	
6	0166	CONC,PAVMT	0	100	3	90	270.00	UT	2.00	2.00	100	2018	2018	3	100	540	
7	0280	POOL R/CON	0	100	10	34	340.00	UT	70.00	70.00	100	2018	2018	3	86	20,468	
8	0282	POOL ENCL	0	100	22	45	990.00	UT	15.00	15.00	100	2018	2018	3	60	8,910	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		304,639
TOTAL MARKET OB/XF VALUE		36,774
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		376,413
SOH/AGL Deduction		118,137
ASSESSED VALUE		258,276
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		206,865
TOTAL JUST VALUE		376,413
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		381,968

PERMIT NUM	DESCRIPTION	AMT	ISSUED
36128	POOL ENCL	144	12/21/2017
35913	POOL	331	10/25/2017
13896	SFR	370	04/15/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1243/2167	10/23/2012	WD	Q	V	01	22,500
GRANTOR: ALEX STEVENS & ETAL						
GRANTEE: FORREST & MARILYN A						
0829/2129	10/16/1996	WD	Q	V		18,000
GRANTOR: BLONDINA STEVENS						
GRANTEE: ROOSBOROUGH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 S8 FOP= W19 S6 E19 N6$ S6 W19 N6 FSP= N16 W21 S16 E21$ W27 S29 FGR= S25 E23 N25 W23$ E23 S9 E16 FOP= E7 N5 W7 S5$ N5 E7 S5 E14 N46$ PTR= N20 UST= N4 W5 N6 E5 N4 W5 N4 W10 S18 E15$ S20$ PTR= E20 UDG= E24 N28 W24 S28$ W20$.

LAND DESCRIPTION

TOTAL OB/XF 36,774

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