LOT 1 BLOCK C FOREST COUNTRY
4TH ADDITION. ORB 861-1882,
972-449 & LIFE ESTATE 1214-

MCDONALD ROBERT G/MCDONALD JUDITH B
113 SW BLACKPINE TER
LAKE CITY, FL 32024

2027

15-4S-16-03000-231

BUILDING CHARACTERISTICS

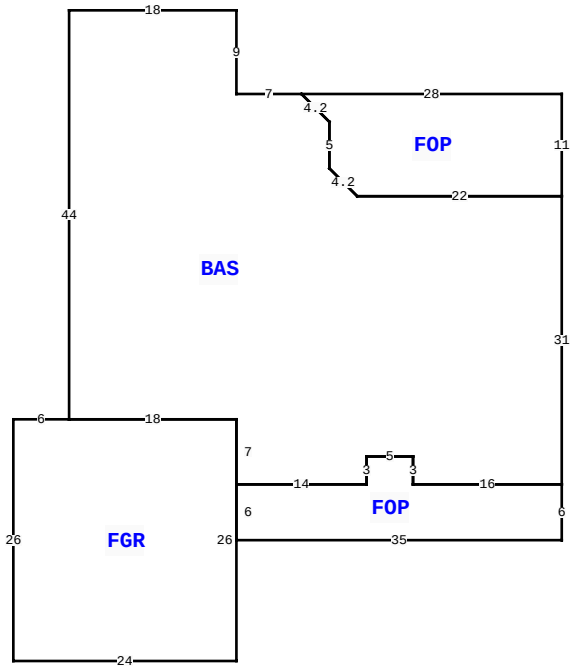
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 60
Exterior Wall	31	VINYL SID 40
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	15416.040	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,972	100		1,972	193,902
FGR	624	55		343	33,726
FOP	225	30		68	6,686
FOP	275	30		82	8,063
TOTALS	3,096			2,465	242,378

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,465	117.9234	129.72	319,760	2003	2003	0	0	0	24.20	75.80

1 SINGLE FAM 100% - 2004 Heated Area: 1972 HX Base Yr 2004



113 SW BLACKPINE TER, LAKE CITY

BLD DATE		LGL DATE	04/14/2026 MLU
XF DATE		LAND DATE	
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	2,000.00	UT	2.00	2.00	100	2003	2003	3	100	4,000	
2	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	200	
3	0294	SHED WOOD/	0	100	12	20	240.00	UT	14.00	14.00	100	2007	2007	3	100	3,360	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		242,378
TOTAL MARKET OB/XF VALUE		7,560
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		284,938
SOH/AGL Deduction		76,086
ASSESSED VALUE		208,852
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		157,441
TOTAL JUST VALUE		284,938
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		289,329

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050044	Roof Replacement	17,720	06/05/2024
20597	SFR	349	04/10/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1214/1752	5/13/2011	LE	U	I	30	1,000
GRANTOR: ROBERT G & JUDITH B M						
GRANTEE: ROBERT G MCDONALD J						
0972/0449	1/10/2003	WD	Q	V		22,900
GRANTOR: VIRLYN B JR & EVELYN						
GRANTEE: ROBERT G & JUDITH B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W7 N9 W18 S44 FGR= W6 S26 E24 N26 W18$ E18 S7 FOP= S6 E35 N6 W16 N3 W5 S3 W14$ E14 N3 E5 S3 E16 N31 FOP= N11 W28 D3 R3 S5 D3 R3 E22$ W22 L3 U3 N5 L3 U3 $.

LAND DESCRIPTION

TOTAL OB/XF 7,560

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 06/17/2024 BY JS Total Acres: 0.73 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS