

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

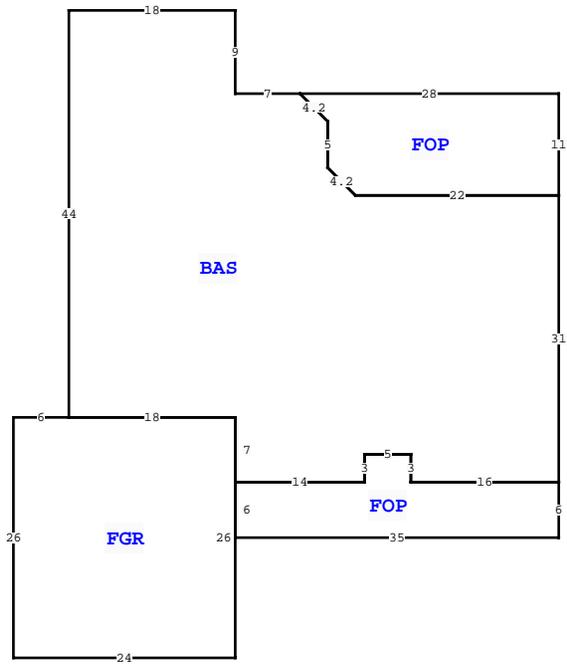
MCDONALD ROBERT G/MCDONALD JUDITH B  
113 SW BLACKPINE TER  
LAKE CITY, FL 32024

**2026**

15-4S-16-03000-231  
113 SW BLACKPINE TER

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 60
Exterior Wall	31 VINYL SID 40
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 80
Interior Floor	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

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%	2004		Heated Area: 1972					HX Base Yr 2004	



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,972	100		1,972	197,415
FGR	624	55		343	34,337
FOP	225	30		68	6,808
FOP	275	30		82	8,209
TOTALS	3,096			2,465	246,769

113 SW BLACKPINE TER, LAKE CITY

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

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0166	CONC, PAVMT	0	100	0	0	2,000.00	UT	2.00	2.00	100
2	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100
3	0294	SHED WOOD/	0	100	12	20	240.00	UT	14.00	14.00	100

TOTAL OB/XF 7,560

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	100		RSF-1	0.00	0.00	1.00	LT	1.00

TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1.00	35,000.00	35,000.00	35,000							

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		246,769	
TOTAL MARKET OB/XF VALUE		7,560	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		289,329	
SOH/AGL Deduction		86,560	
ASSESSED VALUE		202,769	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		151,358	
TOTAL JUST VALUE		289,329	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		292,910	

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 \$.											