LOT 2 BLOCK C FOREST COUNTRY 4TH

TEDDER KYLE EVAN/OLSON MEGAN
149 SW BLACKPINE TER
LAKE CITY, FL 32024

2027

15-4S-16-03000-232

BUILDING CHARACTERISTICS

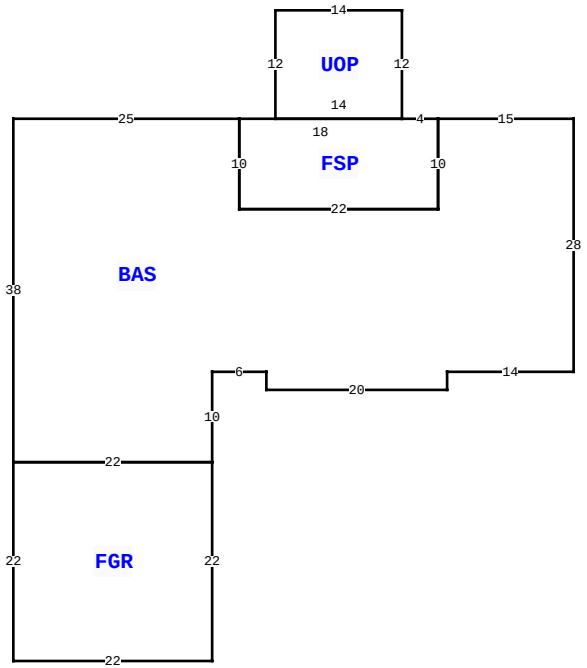
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	15416.040	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,776	100		1,776	153,373
FGR	484	55		266	22,972
FSP	220	40		88	7,600
UOP	168	20		34	2,936
TOTALS	2,648			2,164	186,881

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,164	120.7800	132.86	287,509	1996	1996	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2025 Heated Area: 1776 HX Base Yr



149 SW BLACKPINE TER, LAKE CITY

BLD DATE		LGL DATE	04/03/2025 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	0	0	0	1,518.00	UT	2.00	2.00	100	1996	1996	3	100	3,036	
2	0180	FPLC 1STRY	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1996	1996	3	100	2,000	
3	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,200	
4	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	186,881
TOTAL MARKET OB/XF VALUE	6,336
TOTAL LAND VALUE - MARKET	29,750
TOTAL MARKET VALUE	222,967
SOH/AGL Deduction	0
ASSESSED VALUE	222,967
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	222,967
TOTAL JUST VALUE	222,967
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	226,357

PERMIT NUM	DESCRIPTION	AMT	ISSUED
32570	MAINT/ALTR	25	12/24/2014
30474	MAINT/ALTR	0	09/18/2012
11339	SFR	295	06/27/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	/ V I	/ RSN CD	SALE PRICE
1562/590	2/27/2026	WD	Q	I	01	280,000
GRANTOR: SCHROEDER STEVE C						
GRANTEE: TEDDER KYLE EVAN						
1390/0657	7/26/2019	WD	Q	I	01	169,900
GRANTOR: GARY D NOLAND & CHRIS						
GRANTEE: STEVE C & ELIZABETH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W15 S10 W22 N10 W25 S38 E22 N10 E6 S2 E20 N2 E14 N28 $
FGR=[ORIG=-62,38] S22 E22 N22 W22 $
FSP=[ORIG=-15,0] W4 W18 S10 E22 N10 $
UOP=[ORIG=-19,0] N12 W14 S12 E14 $
.

LAND DESCRIPTION

TOTAL OB/XF 6,336

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	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	0.85	35,000.00	29,750.00	29,750							

REVIEW DATE 05/29/2026 BY TP Total Acres: 1.02 Total Land Value: 29,750 Market: 0 Agricultural: 0 Common: 29,750 PRINTED 11/17/2026 BY SYS