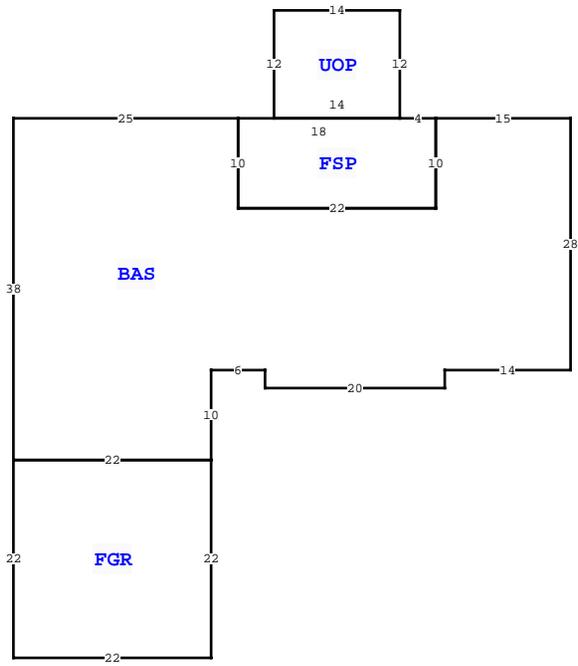


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	08	IRREGULAR	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPK	50
Interior Floor	15	HARDTILE	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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
BAS	1,776	100	
FGR	484	55	
FSP	220	40	
UOP	168	20	
TOTALS	2,648		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	0%	- 2025								
Heated Area: 1776						HX Base Yr					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			190,271
TOTAL MARKET OB/XF VALUE			6,336
TOTAL LAND VALUE - MARKET			29,750
TOTAL MARKET VALUE			226,357
SOH/AGL Deduction			0
ASSESSED VALUE			226,357
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			226,357
TOTAL JUST VALUE			226,357
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			225,583

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	Q	I	01	280,000
GRANTOR: SCHROEDER STEVE C						
GRANTEE: TEDDER KYLE EVAN						
1390/0657	7/26/2019	WD Q	Q	I	01	169,900
GRANTOR: GARY D NOLAND & CHRIS						
GRANTEE: STEVE C & ELIZABETH						

EXTRA FEATURES		149 SW BLACKPINE TER, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	ADJ UNIT PRICE
1	0166	CONC, PAVMT	2.00
2	0180	FPLC 1STRY	2,000.00
3	0296	SHED METAL	0.00
4	0252	LEAN-TO W/	0.00

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
			04/03/2025	MLU	

BUILDING NOTES	
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 \$	

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