LOT 33 FOREST COUNTRY 6TH ADDITI
829-2129, WD 1243-2167

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

2027

22-4S-16-03087-133

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

369 SW BLACKPINE TER, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	800
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	35,800
SOH/AGL Deduction	8,585
ASSESSED VALUE	27,215
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	27,215
TOTAL JUST VALUE	35,800
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	35,800

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055892	New Residential C	90,000	06/12/2026

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

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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	800	

LAND DESCRIPTION

TOTAL OB/XF 800

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	0000	C	VAC RES	0		RSF-2	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: 0.70 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS