

## Columbia County Property Appraiser

Jeff Hampton

Parcel: &lt;&lt; 15-4S-16-03000-231 (13718) &gt;&gt;

2024 Working Values

updated: 5/30/2024

## Owner &amp; Property Info

Result: 1 of 1

Owner	MCDONALD ROBERT G MCDONALD JUDITH B 113 SW BLACKPINE TER LAKE CITY, FL 32024		
Site	113 SW BLACKPINE TER, LAKE CITY		
Description*	LOT 1 BLOCK C FOREST COUNTRY 4TH ADDITION. ORB 861-1882, 972-449 & LIFE ESTATE 1214-1752		
Area	0.73 AC	S/T/R	15-4S-16
Use Code**	SINGLE FAMILY (0100)	Tax District	3

\*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.

\*\*The Use Code is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning and Zoning office for specific zoning information.

## Property &amp; Assessment Values

2023 Certified Values		2024 Working Values	
Mkt Land	\$28,000	Mkt Land	\$30,000
Ag Land	\$0	Ag Land	\$0
Building	\$220,739	Building	\$231,262
XFOB	\$7,560	XFOB	\$7,560
Just	\$256,299	Just	\$268,822
Class	\$0	Class	\$0
Appraised	\$256,299	Appraised	\$268,822
SOH Cap [?]	\$70,014	SOH Cap [?]	\$76,948
Assessed	\$186,285	Assessed	\$191,874
Exempt	HX HB \$50,000	Exempt	HX HB \$50,000
Total Taxable	county:\$136,285 city:\$0 other:\$0 school:\$161,285	Total Taxable	county:\$141,874 city:\$0 other:\$0 school:\$166,874

## Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
5/13/2011	\$1,000	1214/1752	LE	I	U	30
1/10/2003	\$22,900	0972/0449	WD	V	Q	
6/30/1998	\$20,000	0861/1882	WD	V	Q	

## Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	2003	1972	3096	\$231,262

\*Bldg Desc determinations are used by the Property Appraisers office solely for the purpose of determining a property's Just Value for ad valorem tax purposes and should not be used for any other purpose.

## Extra Features &amp; Out Buildings

Code	Desc	Year Blt	Value	Units	Dims
0186	CONC,PAVMT	2003	\$4,000.00	2000.00	0 x 0
0252	LEAN-TO W/O FLOOR	2007	\$200.00	1.00	0 x 0
0294	SHED WOOD/VINYL	2007	\$3,360.00	240.00	12 x 20

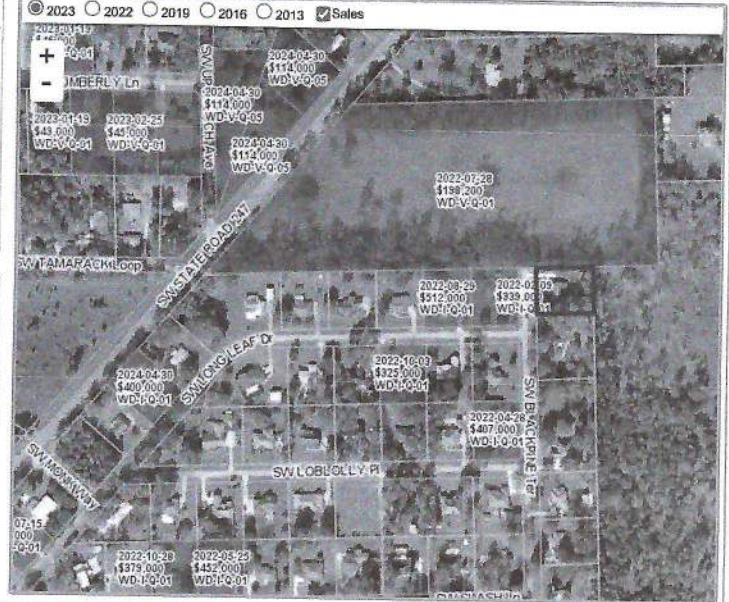
## Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	1.000 LT (0.730 AC)	1.0000/1.0000 1.0000/ /	\$30,000 /LT	\$30,000

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Aerial Viewer Pictometry Google Maps

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