S1/2 OF LOT 8 RIVERS MANOR
UNIT 2 UNREC, BEING THE
S1/2 OF THE FOLLOWING:

VIDAL MICHAEL/VIDAL TAMMY L
475 SW BLAYLOCK CT
LAKE CITY, FL 32055

2026

01-5S-16-03401-008

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	02	02 100
Quality	07	07

DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1516.0200 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,762	100		1,762	241,065
FGR	652	55		359	49,116
FHS	350	60		210	28,731
FOP	152	30		46	6,294
FOP	165	30		50	6,841
FOP	189	30		57	7,799
FUS	958	100		958	131,067
TOTALS	4,228			3,442	470,913

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,442	138.8114	155.47	535,128	2013	2013	0	0	0	12.00	88.00

3 SINGLE FAM 100% - 2021 Heated Area: 3070 HX Base Yr 2021

475 SW BLAYLOCK CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		618,112
TOTAL MARKET OB/XF VALUE		32,538
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		705,650
SOH/AGL Deduction		172,525
ASSESSED VALUE		533,125
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		482,403
TOTAL JUST VALUE		705,650
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		712,864

SALE:4:1: LOT 8 RIVERS MANOR UNIT II
XFOB:2:1: HARR/SCOTT MH
BLDG:1:1: HARR MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048352	Electrical Servic	0	10/05/2023
000046975	New Residential C	50,000	04/14/2023
38395	STORAGE	0	07/22/2019
13576	M H	125	02/02/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1342/2705	8/11/2017	WD	Q	I	01	400,000
GRANTOR: BRIAN & BRITTANEY PAP						
GRANTEE: MICHAEL & TAMMY L V						
1342/2703	8/11/2017	WD	U	I	11	0
GRANTOR: AINSLEY GLEN LLC						
GRANTEE: BRIAN & BRITTANEY P						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= 1762$ FUS= 958$ FGR= 652$ FOP= 152$ FOP= 189$ FOP= 165$ FHS= 350$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2013	2013	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	6,069.00	UT	2.00	2.00	100	2013	2013	3	100	12,138	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	2,000	
4	0031	BARN,MT AE	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	16,200	
5	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	200	
6	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	800	

LAND DESCRIPTION

TOTAL OB/XF 32,538

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	100		A-1	0.00	0.00	4.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	44,000							
2	0100	C	SFR	0					1.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,000							

REVIEW DATE 12/08/2023 BY TW Total Acres: 5.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 11/20/2025 BY SYS

S1/2 OF LOT 8 RIVERS MANOR
UNIT 2 UNREC, BEING THE
S1/2 OF THE FOLLOWING:

VIDAL MICHAEL/VIDAL TAMMY L
475 SW BLAYLOCK CT
LAKE CITY, FL 32055

2026

01-5S-16-03401-008

BUILDING CHARACTERISTICS

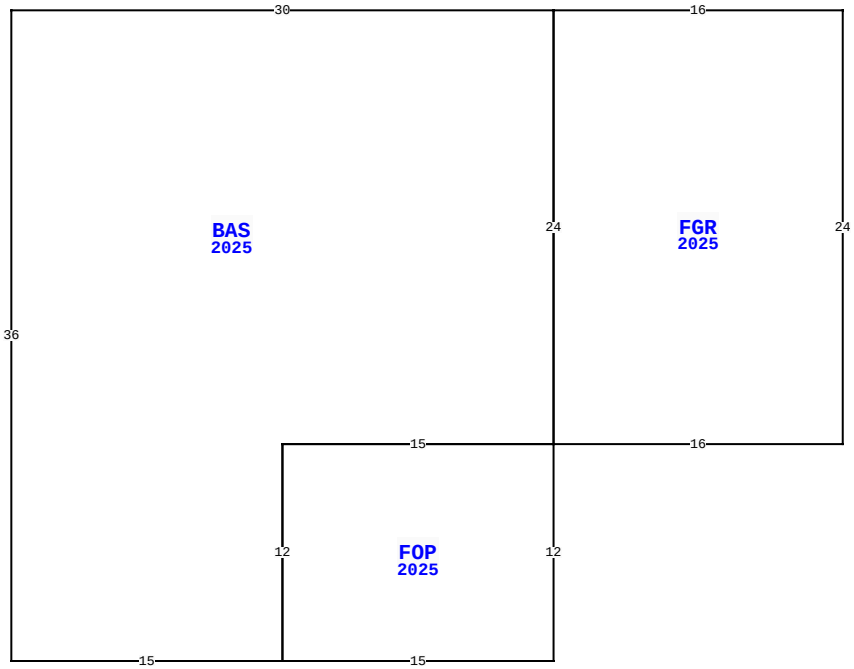
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	05	STEEL 100
Stories	0	0 100
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 01
NEIGHBORHOOD/LOC	1516.0200	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	900	100	2025	900	113,716
FGR	384	55	2025	211	26,660
FOP	180	30	2025	54	6,823
TOTALS	1,464			1,165	147,199

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,165	114.2400	127.95	149,062	2024	2024	0	0	0	1.25	98.75

4 SINGLE FAM 0% - 2025 Heated Area: 900 HX Base Yr 2021



475 SW BLAYLOCK CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		618,112
TOTAL MARKET OB/XF VALUE		32,538
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		705,650
SOH/AGL Deduction		172,525
ASSESSED VALUE		533,125
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		482,403
TOTAL JUST VALUE		705,650
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		712,864

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1342/2705	8/11/2017	WD	Q	I	01	400,000
GRANTOR: BRIAN & BRITTANEY PAP						
GRANTEE: MICHAEL & TAMMY L V						
1342/2703	8/11/2017	WD	U	I	11	0
GRANTOR: AINSLEY GLEN LLC						
GRANTEE: BRIAN & BRITTANEY P						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=-70,-10] W30 S36 E15 N12 E15 N24 $
FOP=[YR=2025;ORIG=-85,14] E15 S12 W15 N12 $
FGR=[YR=2025;ORIG=-70,-10] E16 S24 W16 N24 $
.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 12/08/2023 BY TW Total Acres: 5.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 11/20/2025 BY SYS