BEG AT NE COR OF W1/2 OF NE1/4 O
W 669.21 FT, S 530.23 FT, E 153.
FT, E 135.80 FT, S 38.98 FT, E 1

**BLACKMON EDWARD R**
479 SW MAGICAL TER
LAKE CITY, FL 32024

**2025**

**04-4S-16-02772-033**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

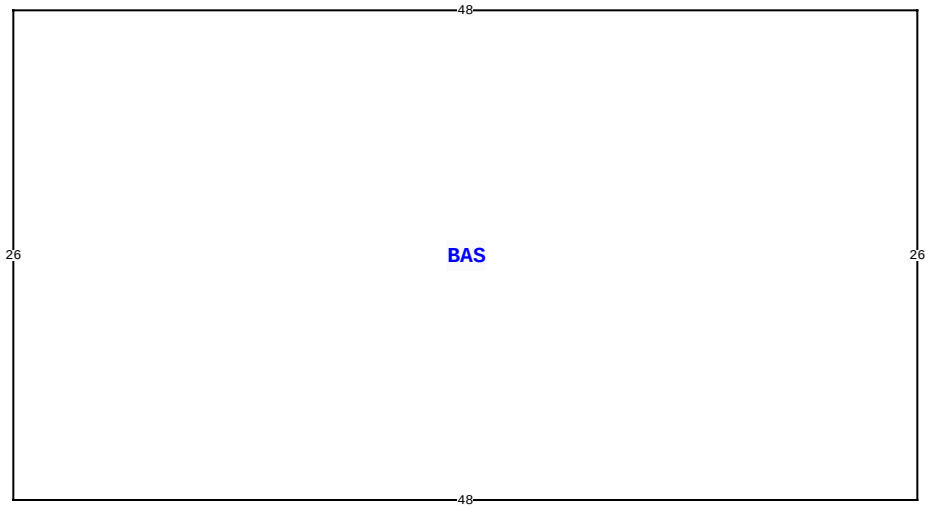
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 08 | WD OR PLY 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 02 | WINDOW 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Stories | 1. | 1. 100 |
| Architectual | 01 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 01 | 01 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 03 | 03 |
| DOR CODE | 0200 | MOBILE HOME |
| MAP NUM | | MKT AREA 06 |
| NEIGHBORHOOD/LOC | 4416.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,248 | 100 | | 1,248 | 22,190 |
| TOTALS | 1,248 | | | 1,248 | 22,190 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,248 | 74.0880 | 44.45 | 55,474 | 1993 | 1993 | 0 | 0 | 0 | 60.00 | 40.00 |

1 MOBILE HME – 100% - 2002 Heated Area: 1248 HX Base Yr 2002




163 SW BLACKMON GLN, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/19/2022 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 22,190 |
| TOTAL MARKET OB/XF VALUE | | 7,000 |
| TOTAL LAND VALUE - MARKET | | 15,812 |
| TOTAL MARKET VALUE | | 45,002 |
| SOH/AGL Deduction | | 17,334 |
| ASSESSED VALUE | | 27,668 |
| TOTAL EXEMPTION VALUE | HX HB | 25,000 |
| BASE TAXABLE VALUE | | 2,668 |
| TOTAL JUST VALUE | | 45,002 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 40,612 |

SALE:3:1: 14 AC WITH IMP
PRMT:2:1: JENNINGS
PRMT:1:1: PERMIT FOR TRAVEL TRAILER

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 15310 | M H | 125 | 03/26/1999 |
| 14029 | M H | 125 | 05/19/1998 |
| 10444 | PUMP/UTPOL | 75 | 11/14/1995 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0921/0228 | 2/19/2001 | WD | Q | V | 01 | 8,000 |
| GRANTOR: KEITH & SYLVIA FRANCI | | | | | | |
| GRANTEE: EDWARD BLACKMON | | | | | | |
| 0833/1880 | 1/21/1997 | WD | Q | I | 02 | 0 |
| GRANTOR: KEITH & SYLVIA FRANCI | | | | | | |
| GRANTEE: ANNA L FRANCIS | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W48 S26 E48 N26$.

## 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 | 9945 | Well/Sept | 0 | 100 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |

## LAND DESCRIPTION

TOTAL OB/XF 7,000

| 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 | 0200 | C | MBL HM | 100 | | 00 | 0.00 | 0.00 | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 15,000.00 | 15,000.00 | 15,000 | | | | | | | |
| 2 | 9630 | C | SWAMP | 100 | | 00 | 0.00 | 0.00 | 8.12 | AC | | 1.00 | 1.00 | 1.00 | 100.00 | 100.00 | 812 | | | | | | | |

REVIEW DATE 10/09/2023 BY JB Total Acres: 9.12 Total Land Value: 15,812 Market: 0 Agricultural: 0 Common: 15,812 PRINTED 06/26/2025 BY SYS