LOT 24 COUNTRY VILLAGE S/D

490-727, 831-2066, WD 1122-2282,

DAVENPORT STEVEN DOUGLAS/DAVENPORT ELAINE ELIZABET
180 SW BLAINE CT
LAKE CITY, FL 32025

2026

07-4S-17-08120-024

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

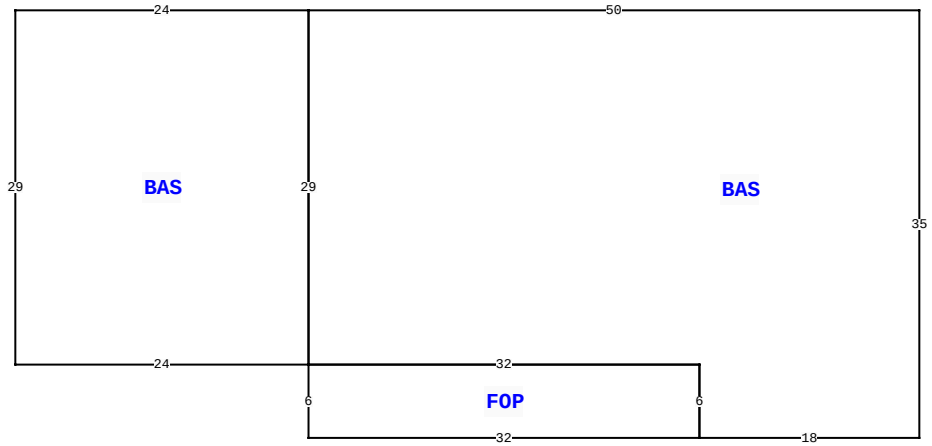
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	7417.0200	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	696	100		696	57,948
BAS	1,558	100		1,558	129,717
FOP	192	30		58	4,829
TOTALS	2,446			2,312	192,494

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,312	114.3630	128.09	296,144	1980	1990	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2022 Heated Area: 2254 HX Base Yr 2022



180 SW BLAINE CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		192,494
TOTAL MARKET OB/XF VALUE		3,200
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		214,194
SOH/AGL Deduction		37,386
ASSESSED VALUE		176,808
TOTAL EXEMPTION VALUE	HX HB 13	176,808
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		214,194
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		217,155

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1440/382	6/17/2021	QC	U	I	11	100
GRANTOR: SCHULZ RYAN M						
GRANTEE: DAVENPORT STEVEN DO						
1122/2282	6/20/2007	WD	Q	I		150,000
GRANTOR: CHRISTINE SPIEGLER						
GRANTEE: RYAN & AMANDA SCHUL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W50 BAS= W24 S29 E24 N29$ S29 FOP= S6 E32 N6 W32$ E32 S6 E18 N35$.

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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,000	
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
3	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 3,200

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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 08/18/2020 BY KR Total Acres: 0.49 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/07/2025 BY SYS