

LOT 27 COUNTRY VILLAGE S/D.
426-355, 705-427, 753-256, 1069-

LEE NICHOLAUS/LEE REBECCA
143 SW BLAINE CT
LAKE CITY, FL 32025

2026

07-4S-17-08120-027



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structure	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 20
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
Architectural	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
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NEIGHBORHOOD/LOC	7417.0200	1.00/
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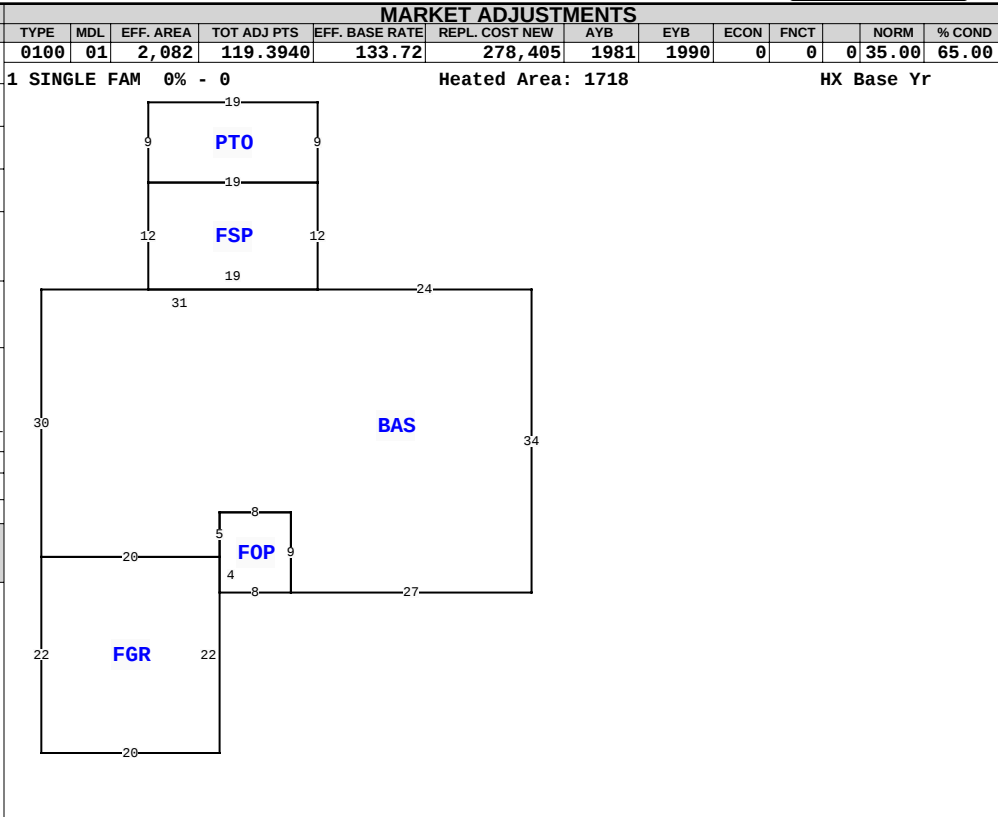
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,718	100		1,718	149,325
FGR	440	55		242	21,034
FOP	72	30		22	1,912
FSP	228	40		91	7,910
PTO	171	5		9	782

TOTALS	2,629			2,082	180,963
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0166	CONC, PAVMT	0	0	0	0	1.00	UT	1,000.00
2	0296	SHED METAL	0	0	16	14	224.00	UT	12.00
3	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00
4	0080	DECKING	0	0	0	0	1.00	UT	0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	0		RSF-1	0.00	0.00	1.00

REVIEW DATE	03/29/2017	BY	BC
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143 SW BLAINE CT, LAKE CITY	BLD DATE	LGL DATE	04/21/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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
1	0166	CONC, PAVMT	0	0	0	0	1.00	UT	1,000.00	1,000.00	50	0	0	3	50	500	
2	0296	SHED METAL	0	0	16	14	224.00	UT	12.00	12.00	100	0	0	3	100	2,688	
3	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
4	0080	DECKING	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	100	

TOTAL OB/XF															3,588	
R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL				
	RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00					

Total Acres: 0.41	Total Land Value: 18,500	Market: 0	Agricultural: 0	Common: 18,500
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COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 2		Tax Dist:			
BUILDING MARKET VALUE		180,963			
TOTAL MARKET OB/XF VALUE		3,588			
TOTAL LAND VALUE - MARKET		18,500			
TOTAL MARKET VALUE		203,051			
SOH/AGL Deduction		0			
ASSESSED VALUE		203,051			
TOTAL EXEMPTION VALUE		0			
BASE TAXABLE VALUE		203,051			
TOTAL JUST VALUE		203,051			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		205,835			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
30655	MAINT/ALTR	60	12/12/2012

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1382/0516	4/09/2019	WD	Q	I	01	143,800	
GRANTOR: CAROSN BRUCE LYON TRU							
GRANTEE: NICHOLAUS & REBECCA							
1120/1101	5/25/2007	WD	Q	I		157,000	
GRANTOR: ROSEKE, NORTHUP, CASS							
GRANTEE: CARSON BRUCE LYON T							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W24 FSP= N12 PTO= N9 W19 S9 E19\$ W19 S12 E19\$ W31 S30 FGR= S22 E20 N22W20\$ E20 FOP= S4 E8 N9 W8 S5\$N5 E8 S9 E27 N34\$.									