LOTS 1,4 & 5 BLOCK 2, LAKESIDE H
N1/2 OF LAKE DR AS LIES S OF LOT
BLOCK 2, LAKESIDE HEIGHTS S/D.

BLEVINS JENNIFER LEE
2495 S MARION AVE
LAKE CITY, FL 32025

2026

08-4S-17-08209-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 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	04	04

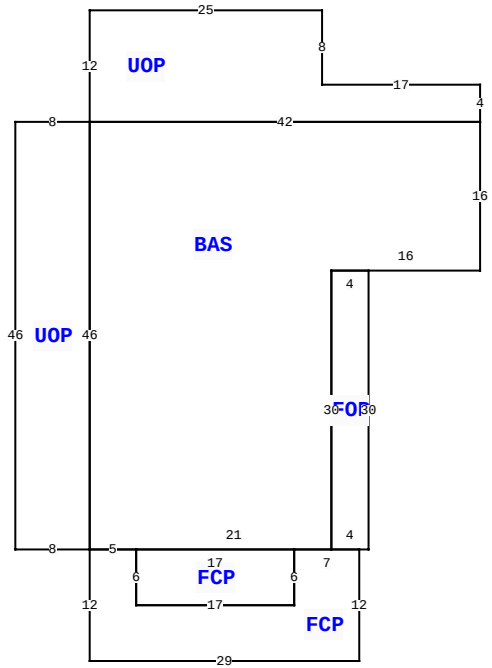
DOR CODE 0101 SFRES/SFRES
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 8417.0300 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,452	100		1,452	114,823
FCP	102	25		26	2,056
FCP	246	25		62	4,903
FOP	120	30		36	2,847
UOP	368	20		74	5,852
UOP	368	20		74	5,852
TOTALS	2,656			1,724	136,332

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,724	108.6278	121.66	209,742	1990	1990	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2019 Heated Area: 1452 HX Base Yr 2019



2495 S MARION AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		151,600
TOTAL MARKET OB/XF VALUE		900
TOTAL LAND VALUE - MARKET		58,750
TOTAL MARKET VALUE		211,250
SOH/AGL Deduction		48,917
ASSESSED VALUE		162,333
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		111,611
TOTAL JUST VALUE		211,250
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		211,250

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044011	Remodel	4,950	03/25/2022
37337	MAINT/ALTR	75	10/17/2018
11794	REMODEL	325	10/25/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1469/2742	6/27/2022	WD	U	I	11	100
GRANTOR: BLEVINS GARY						
GRANTEE: BLEVINS JENNIFER LE						
1468/1411	5/12/2022	FJ	U	I	18	0
GRANTOR: CLERK OF COURT						
GRANTEE: BLEVINS JENNIFER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W42 UOP= W8 S46 E8 N46$S46 FCP= S12 E29 N12 W7 S6 W17 N6 W5$ E5 FCP= S6 E17 N6 W17$E21 FOP= E4 N30 W4 S30$ N30 E16 N16$ UOP= N4 W17 N8 W25 S12 E42$.

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	0294	SHED WOOD/	0	100	0	0	1.00	UT	800.00	800.00	25	1993	1993	3	25	200	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	100	
3	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	50	2012	2012	3	50	600	

LAND DESCRIPTION

TOTAL OB/XF 900

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	0133	C	SFR LAKE	100		00	0.00	0.00	135.00	FF		1.00	1.00	1.25	200.00	250.00	33,750							
2	0133	C	SFR LAKE	0		00	0.00	0.00	100.00	FF		1.00	1.00	1.25	200.00	250.00	25,000							

REVIEW DATE 11/28/2018 BY DF Total Acres: 2.50 Total Land Value: 58,750 Market: 0 Agricultural: 0 Common: 58,750 PRINTED 11/19/2025 BY SYS

LOTS 1,4 & 5 BLOCK 2, LAKESIDE H
N1/2 OF LAKE DR AS LIES S OF LOT
BLOCK 2, LAKESIDE HEIGHTS S/D.

BLEVINS JENNIFER LEE
2495 S MARION AVE
LAKE CITY, FL 32025

2026

08-4S-17-08209-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

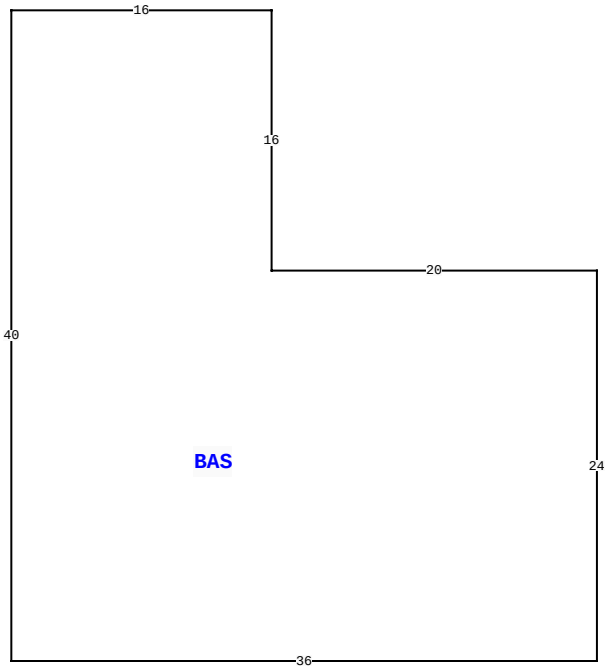
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 90
Exterior Wall	01	MINIMUM 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	0101	SFRES/SFRES
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	8417.0300	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,120	100		1,120	13,026
TOTALS	1,120			1,120	13,026

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,120	51.9168	58.15	65,128	1945	1945	0	0	50	35.00	20.00

2 SINGLE FAM 0% - 2019 Heated Area: 1120 HX Base Yr 2019



2495 S MARION AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		151,600
TOTAL MARKET OB/XF VALUE		900
TOTAL LAND VALUE - MARKET		58,750
TOTAL MARKET VALUE		211,250
SOH/AGL Deduction		48,917
ASSESSED VALUE		162,333
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		111,611
TOTAL JUST VALUE		211,250
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		211,250

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1469/2742	6/27/2022	WD	U	I	11	100
GRANTOR: BLEVINS GARY						
GRANTEE: BLEVINS JENNIFER LE						
1468/1411	5/12/2022	FJ	U	I	18	0
GRANTOR: CLERK OF COURT						
GRANTEE: BLEVINS JENNIFER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 S40 E36 N24 W20 N16$.

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 11/28/2018 BY DF Total Acres: 2.50 Total Land Value: 58,750 Market: 0 Agricultural: 0 Common: 58,750 PRINTED 11/19/2025 BY SYS

LOTS 1,4 & 5 BLOCK 2, LAKESIDE H
N1/2 OF LAKE DR AS LIES S OF LOT
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2495 S MARION AVE
LAKE CITY, FL 32025

2026

08-4S-17-08209-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

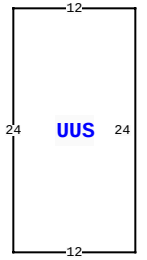
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 100
Interior Floo	06	VINYL ASB 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	01	NONE 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	0101	SFRES/SFRES
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	8417.0300	1.00/

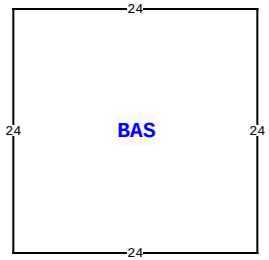
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	576	100		576	1,794
UUS	288	50		144	448
TOTALS	864			720	2,242

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
8801	01	720	42.0714	15.57	11,210	1955	1955	0	0	50	50.00	20.00

3 C B MISC 0% - 2019 Heated Area: 576 HX Base Yr 2019





2495 S MARION AVE, LAKE CITY

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VALUATION SUMMARY

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Tax Group: 2	Tax Dist:	
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ASSESSED VALUE		162,333
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		111,611
TOTAL JUST VALUE		211,250
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		211,250

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1469/2742	6/27/2022	WD	U	I	11	100
GRANTOR: BLEVINS GARY						
GRANTEE: BLEVINS JENNIFER LE						
1468/1411	5/12/2022	FJ	U	I	18	0
GRANTOR: CLERK OF COURT						
GRANTEE: BLEVINS JENNIFER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 S24 E24 N24$ PTR= N40UUS= W12 S24 E12 N24$ S40$.

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 11/28/2018 BY DF Total Acres: 2.50 Total Land Value: 58,750 Market: 0 Agricultural: 0 Common: 58,750 PRINTED 11/19/2025 BY SYS